

Assoc. M. 18



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0026-2014

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Table 7.1.5.2 contained in Article 7.1.5.2 and substituting the following therefor:

Table 7.1.5.2 - Underground Parking Structures

Column	Street Width	Maximum Encroachment	Minimum Vertical Depth
1.0	12.5 m.	6.25 m on each side of the street	0.5 m

2. By-law Number 0225-2007, as amended, is further amended by deleting and replacing Sentence 7.2.5.1.2, renumbering Sentence 7.2.5.1.16 to 7.2.5.1.18, and adding Sentences 7.2.5.1.16 and 7.2.5.1.17 to Exception Table 7.2.5.1 as follows:

7.2.5.1 Exception CC4-1, Map 729, By-law 0225-2007					
Regulations					
7.2.5.1.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 1A to 1I as identified on Schedule CC4-1 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	1A	81.0 m and 24 storeys	670 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	1B	81.0 m and 24 storeys	670 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	1C	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1D	106.0 m and 34 storeys	740 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
	1E	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1F	98.0 m and 20 storeys	740 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
	1G	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1H	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1I	139.0 m and 45 storeys	790 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
7.2.5.1.16	For the purposes of this By-law, Parcel Blocks 1A to 1E inclusive identified on Schedule CC4-1 of this Exception shall be considered one (1) property				
7.2.5.1.17	For the purposes of this By-law, Parcel Blocks 1F to 1I inclusive identified on Schedule CC4-1 of this Exception shall be considered one (1) property				

3. By-law Number 0225-2007, as amended, is further amended by deleting and replacing Sentence 7.2.5.2.1, renumbering Sentence 7.2.5.2.21 to 7.2.5.2.22, and adding Sentence 7.2.5.2.21 to Exception Table 7.2.5.2. as follows:

Exception CC4-2, Map 7-29, By-law																													
Regulations																													
7.2.5.2.1	<p>Maximum heights and floor plates of all buildings and structures on Parcel Blocks 2A to 2D as identified on Schedule CC4-2 of this Exception shall conform to the following schedule:</p> <table border="1"> <thead> <tr> <th>Parcel Block</th> <th>Maximum Building Height</th> <th>Maximum Tower Floor Plate</th> <th>Minimum Podium Height</th> <th>Maximum Podium Height</th> </tr> </thead> <tbody> <tr> <td>2A</td> <td>124.0 m and 40 storeys</td> <td>790 m²</td> <td>7.0 m and 3 storeys</td> <td>18.0 m and 5 storeys</td> </tr> <tr> <td>2B</td> <td>46.0 m and 12 storeys</td> <td>1 000 m²</td> <td>7.0 m and 3 storeys</td> <td>18.0 m and 5 storeys</td> </tr> <tr> <td>2C</td> <td>25.0 m and 7 storeys</td> <td></td> <td>12.0 m and 3 storeys</td> <td>25.0 m and 7 storeys</td> </tr> <tr> <td>2D</td> <td>154.0 m and 55 storeys</td> <td>929 m²</td> <td>12.0 m and 3 storeys</td> <td>25.0 m and 7 storeys</td> </tr> </tbody> </table>				Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	2A	124.0 m and 40 storeys	790 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys	2B	46.0 m and 12 storeys	1 000 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys	2C	25.0 m and 7 storeys		12.0 m and 3 storeys	25.0 m and 7 storeys	2D	154.0 m and 55 storeys	929 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height																									
2A	124.0 m and 40 storeys	790 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys																									
2B	46.0 m and 12 storeys	1 000 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys																									
2C	25.0 m and 7 storeys		12.0 m and 3 storeys	25.0 m and 7 storeys																									
2D	154.0 m and 55 storeys	929 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys																									
7.2.5.2.21	<p>For the purposes of this By-law, Parcel Blocks 2A to 2D inclusive identified on Schedule CC4-2 of this Exception shall be considered one (1) property</p>																												

4. By-law Number 0225-2007, as amended, is further amended by deleting and replacing Sentence 7.2.5.3.1, renumbering Sentence 7.2.5.3.17 to 7.2.5.3.19, and adding Sentences 7.2.5.3.17 and 7.2.5.3.18 to Exception Table 7.2.5.3 as follows:

Exception CC4-3		Map 729		By-law 0089-2010 0105-2011	
Regulations					
7.2.5.3.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 3A to 3J as identified on Schedule CC4-3 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	3A	70.0 m and 22 storeys	730 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3B	21.0 m and 5 storeys		7.0 m and 3 storeys	21.0 m and 5 storeys
	3C	70.0 m and 22 storeys	730 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3D	12.0 m and 3 storeys		7.0 m and 3 storeys	12.0 m and 3 storeys
	3E	109.0 m and 36 storeys	663 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3F	14.0 m and 3 storeys		7.0 m and 3 storeys	14.0 m and 3 storeys
	3G	109.0 m and 36 storeys	663 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3H	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys
	3I	136.0 m and 45 storeys	790 m ²	12.0 m and 3 storeys	30.0 m and 7 storeys
	3J	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys
7.2.5.3.17	For the purposes of this By-law, Parcel Blocks 3A to 3D inclusive identified on Schedule CC4-3 of this Exception shall be considered one (1) property				
7.2.5.3.18	For the purposes of this By-law, Parcel Blocks 3E to 3J inclusive identified on Schedule CC4-3 of this Exception shall be considered one (1) property				

5. By-law Number 0225-2007, as amended, is further amended by deleting and replacing Sentence 7.2.5.4.1, renumbering Sentence 7.2.5.4.9 to 7.2.5.4.14, and adding Sentences 7.2.5.4.9, 7.2.5.4.10, 7.2.5.4.11, 7.2.5.4.12 and 7.2.5.4.13 to Exception Table 7.2.5.4 as follows:

Exception CC4-4, Map 7-29, By-law 0105-2013					
Regulations					
7.2.5.4.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 4A to 4H as identified on Schedule CC4-4 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	4A	127.0 m and 41 storeys	740 m ²	7.0 m and 3 storeys	25.0 m and 6 storeys
	4B	18.0 m and 6 storeys		7.0 m and 3 storeys	25.0 m and 6 storeys
	4C	156.0 m and 49 storeys	840 m ²	7.0 m and 3 storeys	29.0 m and 8 storeys
	4D	12.0 m and 4 storeys		7.0 m and 3 storeys	15.5 m and 4 storeys
	4E	12.0 m and 4 storeys		7.0 m and 3 storeys	15.5 m and 4 storeys
	4F	134.0 m and 43 storeys	810 m ²	7.0 m and 3 storeys	29.0 m and 8 storeys
	4G	25.0 m and 8 storeys		7.0 m and 3 storeys	29.0 m and 8 storeys
	4H	156.0 m and 49 storeys	838 m ²	12.0 m and 3 storeys	29.0 m and 8 storeys
7.2.5.4.9	For the purposes of this By-law, Parcel Blocks 4A to 4D inclusive identified on Schedule CC4-4 of this Exception shall be considered one (1) property				
7.2.5.4.10	For the purposes of this By-law, Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4 of this Exception shall be considered one (1) property				
7.2.5.4.11	That outdoor display of seasonal products be permitted within Parcel Blocks 4F to 4G inclusive identified on Schedule CC4-4				
7.2.5.4.12	Minimum setback from the exterior face of a podium of buildings and structures, or parts thereof, located above the podium structure for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4			0.0 m	
7.2.5.4.13	Maximum encroachment of portions of a building or structure into the required setback for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4			3.0 m	

6. By-law Number 0225-2007, as amended, is further amended by deleting and replacing Sentences 7.2.5.5.2, 7.2.5.5.10, 7.2.5.5.11, and 7.2.5.5.12, renumbering Sentence 7.2.5.5.13 to 7.2.5.5.15, and adding Sentences 7.2.5.5.13 and 7.2.5.5.14 to Exception Table 7.2.5.5 as follows:

Regulations											
7.2.5.5.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 5A and 5B as identified on Schedule CC4-5 of this Exception shall conform to the following schedule:										
	<table border="1"> <thead> <tr> <th>Parcel Block</th> <th>Maximum Building Height</th> <th>Minimum Podium Height</th> </tr> </thead> <tbody> <tr> <td>5A</td> <td>16.0 m and 4 storeys</td> <td>7.0 m and 3 storeys</td> </tr> <tr> <td>5B</td> <td>16.0 m and 4 storeys</td> <td>7.0 m and 3 storeys</td> </tr> </tbody> </table>	Parcel Block	Maximum Building Height	Minimum Podium Height	5A	16.0 m and 4 storeys	7.0 m and 3 storeys	5B	16.0 m and 4 storeys	7.0 m and 3 storeys	
Parcel Block	Maximum Building Height	Minimum Podium Height									
5A	16.0 m and 4 storeys	7.0 m and 3 storeys									
5B	16.0 m and 4 storeys	7.0 m and 3 storeys									
7.2.5.5.10	Minimum setback from a dwelling unit to the lot lines abutting the lands zoned OS1	4.5 m									
7.2.5.5.11	Notwithstanding Sentence 7.2.5.5.10, required setback of an underground parking structure, parking stairwell and enclosure, and retaining walls	0.0 m									
7.2.5.5.12	Minimum setback from a dwelling unit to the lot lines abutting the lands zoned CCOS	3.0 m									
7.2.5.5.13	Notwithstanding Sentence 7.2.5.5.12, required setback of an underground parking structure, parking stairwell and enclosure, and retaining walls	0.0 m									
7.2.5.5.14	Minimum number of loading spaces	0									

7. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-1 to Exception Table 7.2.5.1 and substituting the attached Schedule CC4-1 therefor.
8. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-2 to Exception Table 7.2.5.2 and substituting the attached Schedule CC4-2 therefor.
9. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-3 to Exception Table 7.2.5.3 and substituting the attached Schedule CC4-3 therefor.
10. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-4 to Exception Table 7.2.5.4 and substituting the attached Schedule CC4-4 therefor.
11. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-5 to Exception Table 7.2.5.5 and substituting the attached Schedule CC4-5 therefor.

12. Map Number 29 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "CCOS" to "CC4-5" the zoning of Block 1, Plan 43M-1808, in the City of Mississauga, and from "CC4-1", "CC3(1)", "OS1", and "B" to road allowance, the zoning of Part of Lot 19, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "CC4-5" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "CC4-5" zoning indicated thereon.
13. This By-law shall not come into force until Mississauga Official Plan Amendment Number 18 is in full force and effect.

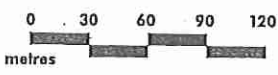
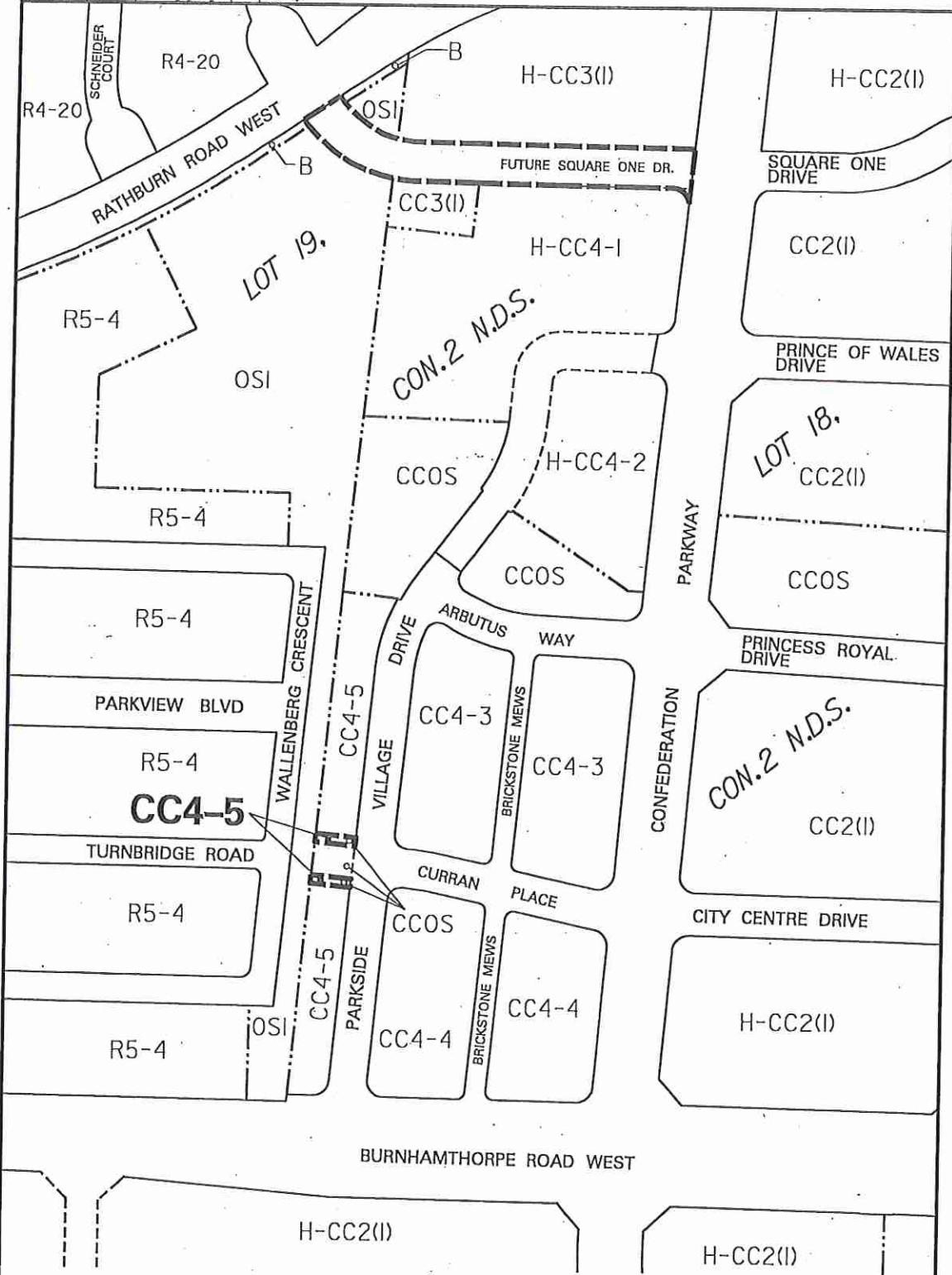
ENACTED and PASSED this 12 day of February, 2014.

APPROVED
AS TO FORM
City Solicitor
MISSISSAUGA
[Signature]
Date
Feb 3/2014

[Signature]

MAYOR
[Signature]

CLERK



This is not a Plan of Survey. Dimensions are derived from Registered Plan 43R-19037

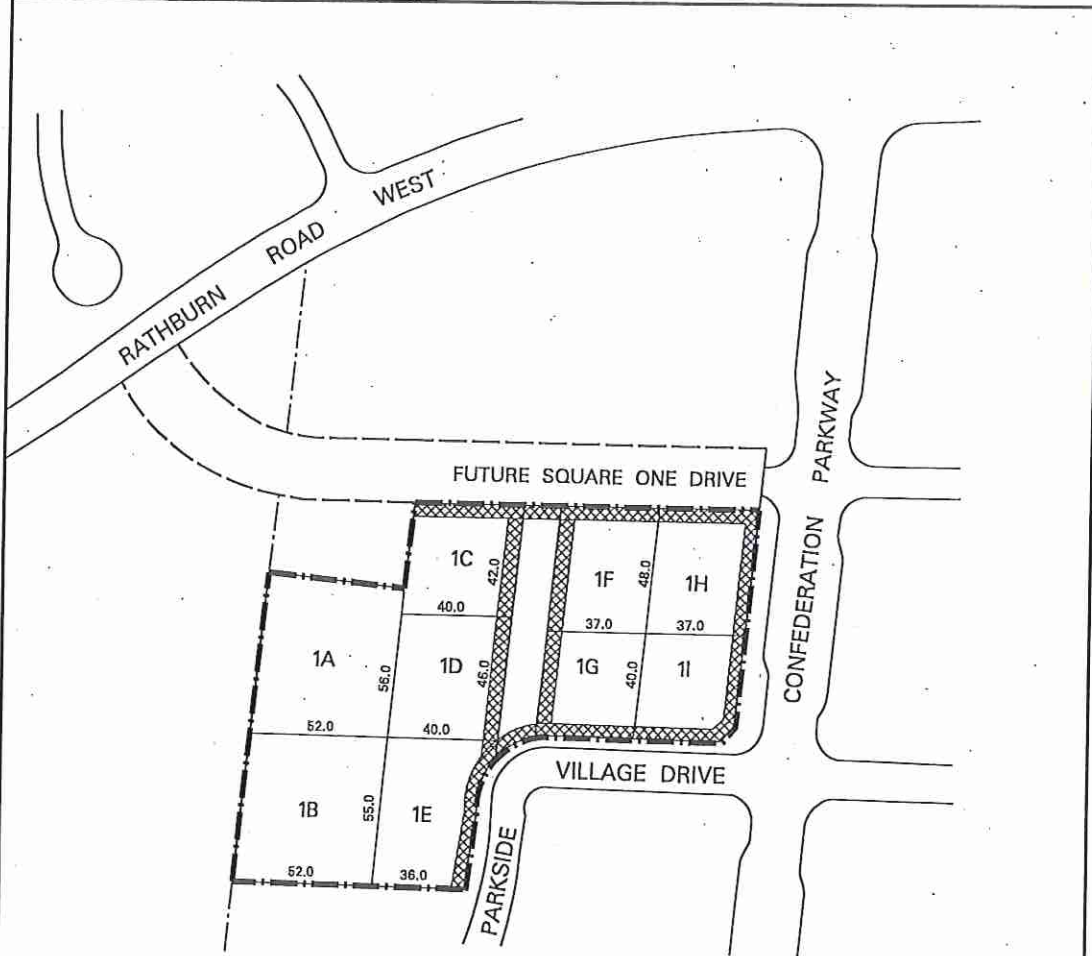
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO


BY-LAW 0026-2014

PASSED BY COUNCIL ON

February 12, 2014.



REQUIREMENTS:

 BUILD-TO AREA
[0 - 4.5 FROM STREETLINE]

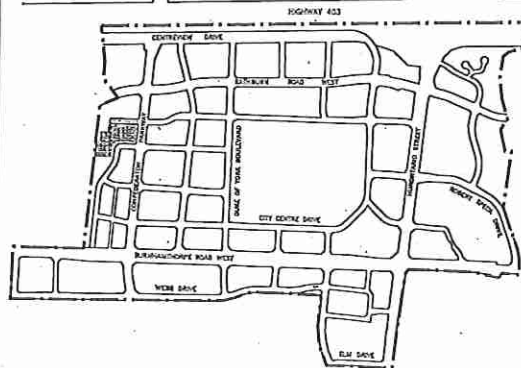
This is not a Plan of Survey.

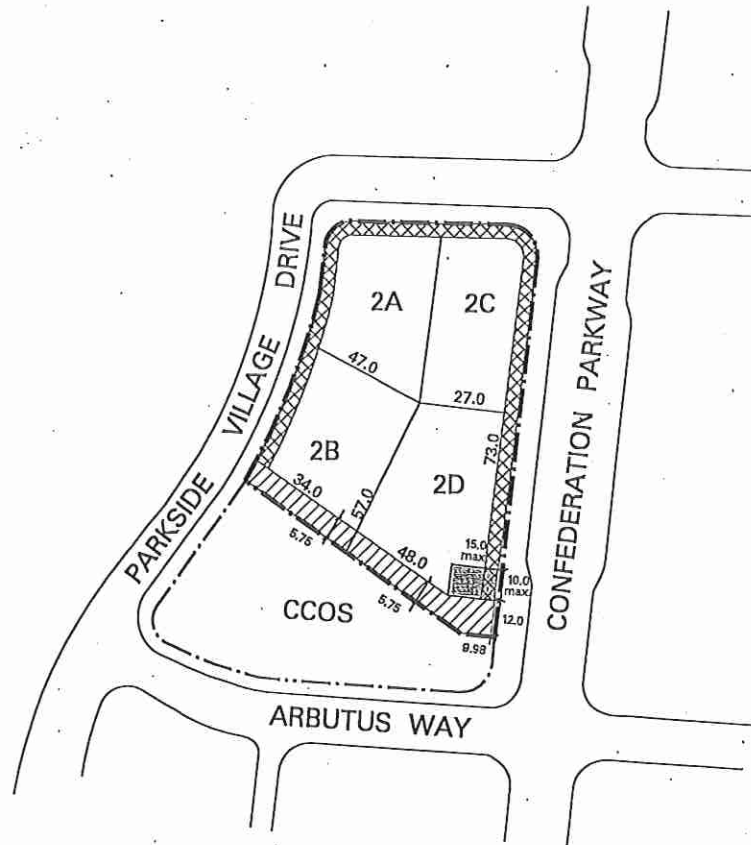
Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.






THIS IS SCHEDULE " CC4-1 "
AS ATTACHED TO BY-LAW 0026-2014
PASSED BY COUNCIL ON Feb 12, 2014

THIS DRAWING IS A GRAPHIC ILLUSTRATION AND
NOT TO BE SCALED.





REQUIREMENTS:

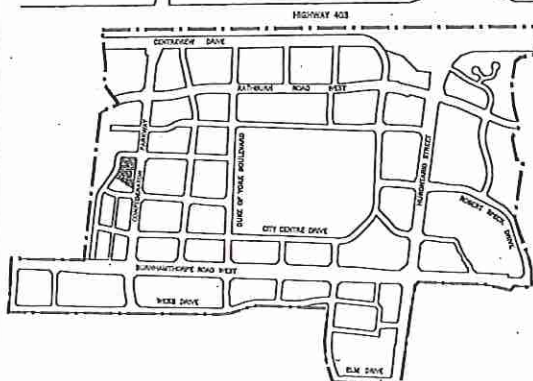
-  BUILD-TO AREA
[0 - 4.5 FROM STREETLINE]
-  BUILDING SETBACK
TO LANDS ZONED "CCOS"
-  SHADED AREA

This is not a Plan of Survey.

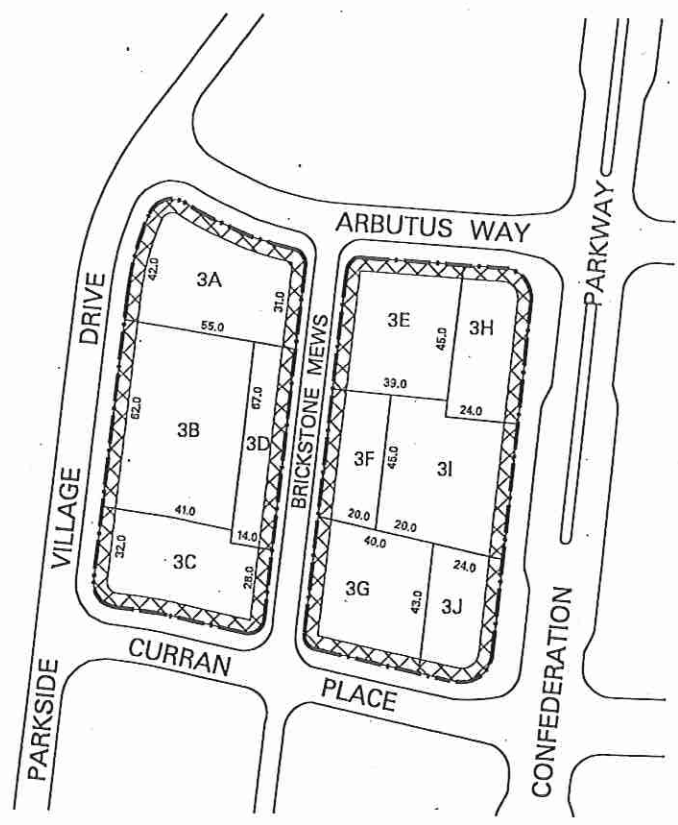
Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

THIS IS SCHEDULE " CC4-2 "
AS ATTACHED TO BY-LAW 0026-2014
PASSED BY COUNCIL ON Feb 12, 2014


THIS DRAWING IS A GRAPHIC ILLUSTRATION AND
NOT TO BE SCALED



WALLENBERG CRES.



REQUIREMENTS:

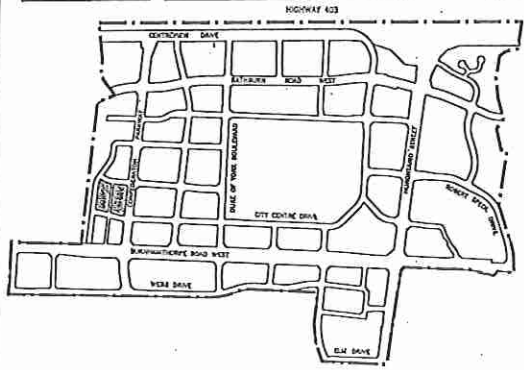
 BUILD-TO AREA
[0 - 4.5 FROM STREETLINE]

This Is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

THIS IS SCHEDULE " CC4-3 "
AS ATTACHED TO BY-LAW 0026-2014
PASSED BY COUNCIL ON Feb 12 2014

THIS DRAWING IS A GRAPHIC ILLUSTRATION AND
NOT TO BE SCALED





REQUIREMENTS:

 BUILD-TO AREA
[0 - 4.5 FROM STREETLINE]

This is not a Plan of Survey.

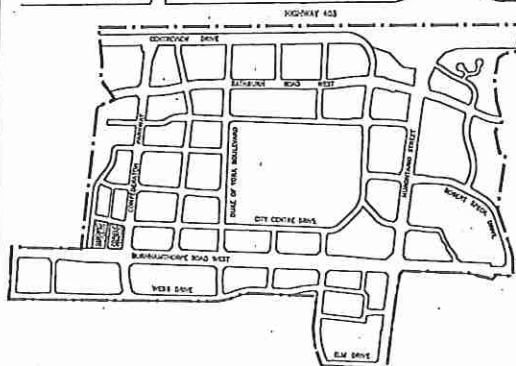
Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

THIS IS SCHEDULE " CC4-4 "

AS ATTACHED TO BY-LAW 0026-2014

PASSED BY COUNCIL ON Feb 12, 2014

THIS DRAWING IS A GRAPHIC ILLUSTRATION AND
NOT TO BE SCALED



APPENDIX "A" TO BY-LAW NUMBER 0026-2014

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning provisions of the "CC4-1", "CC4-2", "CC4-3", "CC4-4" and "CC4-5" zones to redistribute the density, tower heights and placement, resulting from the addition of a new road (Square One Drive) through the north part of the subdivision, and amends the limits of the "CCOS" zone.

"CC4-1", as amended, permits 5 towers ranging in height from 20 to 45 storeys, versus 7 towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-2", as amended, permits 3 towers ranging in height from 12 to 55 storeys, versus 3 towers ranging in height from 12 to 45 storeys previously approved, and a mix of residential, office, and retail uses.

"CC4-3", as amended, permits 5 towers ranging in height from 22 to 45 storeys, versus 4 towers ranging in height from 13 to 40 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-4", as amended, permits 4 towers ranging in height from 40 to 49 storeys, versus 3 towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses with seasonal outdoor display.

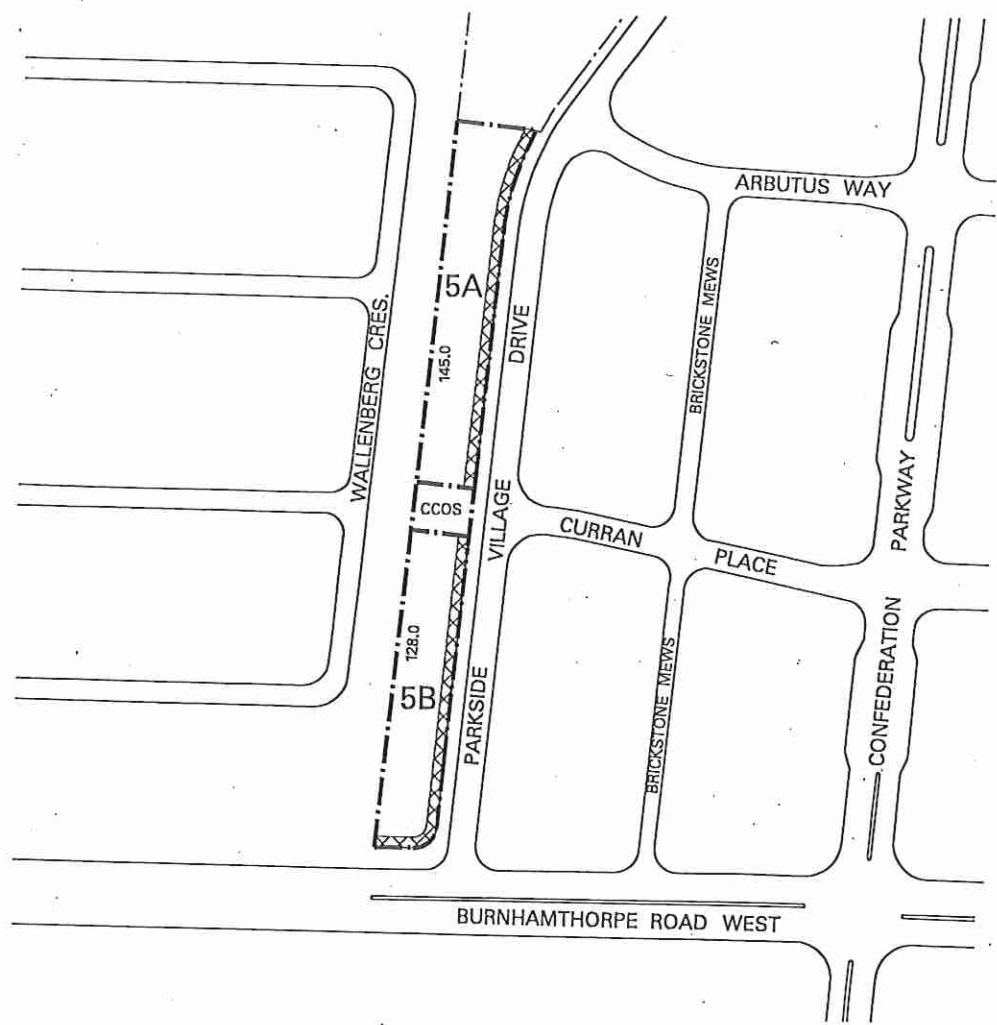
"CC4-5", as amended, permits apartment dwellings at a maximum height of 4 storeys, versus apartment dwellings at a maximum height of 5 storeys as previously approved, with minor expansion to the zone limits, revised setbacks and no loading space required.


"CCOS", as amended, provides an open space block 20.0 metres (65.6 feet) in frontage along Parkside Village Drive, versus 30.0 metres (98.4 feet) previously approved.

Location of Lands Affected

North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of Mississauga.

Further information regarding this By-law may be obtained from Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

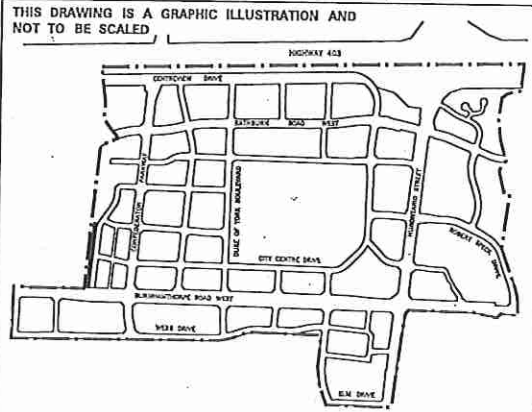


REQUIREMENTS:
 BUILD-TO AREA
 [0 - 4.5 FROM STREETLINE]

This is not a Plan of Survey.
 Note:
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 and are minimum setbacks,
 unless otherwise noted.



THIS IS SCHEDULE " CC4-5 " AS ATTACHED TO BY-LAW 0026-2014 PASSED BY COUNCIL ON Feb 12, 2014



Corporate Services Department
Legislative Services Division
Office of the City Clerk

City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: 905-615-4181
www.mississauga.ca

March 12, 2014

Mr. John Hardcastle
Manager, Development Services
Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: (Mississauga) Plan Amendment No. 18
North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of
Mississauga.
OPA 18 – Ward 4

This is further to the Notice of Decision given on February 19, 2014 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 18.

Since no appeals were received during the prescribed period within which appeals could be made, Amendment Number 18 came into force on March 12, 2014.

Enclosed for your records is an executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
905-615-3200 X 5421
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

:mj

cc:

Joanathan Famme, Planner
Carmen Gucciardi, Planning & Building (Duplicate Original Amendment & remaining books)
Ms. M. Morretti, Ministry of Municipal Affairs and Housing, Municipal Services Office, Central Region,
777 Bay Street, 2nd Fl., Toronto On M5G 2E5
Applicant: - Amacon Development (City Centre) Corp.: 37 Bay St. Suite 400, Toronto, ON M5J 3B2
Planning Notification Distribution – Via e-mail

Enclosure

DECLARATION

Subsection 17 of the Planning Act

Applicant: Amacon Development (City Centre) Corp.

Municipality City of Mississauga

Our File: OPA 18

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 12, 2014, when By-law Number 0025-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on February 19, 2014.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

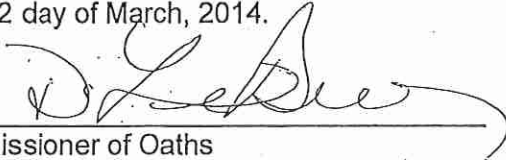
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 12 day of March, 2014.



Commissioner of Oaths



Declarant

*DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2016.*

Corporate Services Department
Legislative Services Division
Office of the City Clerk

City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

FAX: 905-615-4181
www.mississauga.ca



Leading today for tomorrow

February 19, 2014

Mr. John Hardcastle
Planning Manager
Environment, Transportation and Planning Services
Region of Peel
10 Peel Centre Drive, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

BUILDING DIVISION		
BUILDING DEPT. FILE:		
DATE REC'D	FEB 19 2014	
ROUTE TO:	REC'D BY:	DATE:

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 18
The lands affected by this amendment are located on the west side of future Parkside Village Drive and west of intersection of Confederation Parkway and Square One Drive.
File: CD.21.AMA – OPA 18 - Ward 4

Please find enclosed the Notice of Decision for Official Plan Amendment 18 and duplicate original copy of the amendment. This amendment was adopted by Council on February 12, 2014 by By-law 0025-2014. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendation Number PDC 009-2014 adopted by City Council on February 12, 2014.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, minutes of the Planning & Development Committee meeting of February 3, 2014.

Yours truly,

Diana Rusnov, Deputy Clerk
Legislative Services
Corporate Services Department
905-615-3200 X 5421

:mj

cc:

Jonathan Famme, Planning and Building (via e-mail)
Carmen Gucciardi, Planning and Building (attach viewing copy of Amendment)
Ms. M. Morretti, Ministry of Municipal Affairs and Housing, Municipal Services Office, Central Region, 777 Bay Street, 2nd Fl., TORONTO, ON M5G 2E5**
Applicant: Amacon Development (City Centre) Corp.: 37 Bay St. Suite 400, Toronto, ON M5J 3B2 **
Planning Notification Distribution (via e-mail)

Encl. * Notice of Decision and By-law
** Notice of Decision, By-law and Working Copy of Amendment



**PLANNING ACT
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
A ZONING BY-LAW BY
THE CORPORATION OF THE CITY OF MISSISSAUGA
BILL 51**

DATE OF NOTICE	February 19, 2014	
OPA NUMBER	OPA 18 (By-law 0025-2014)	
ZONING BY-LAW NUMBER	0026-2014	
DATE PASSED BY COUNCIL	February 12, 2014	
LAST DATE TO FILE APPEAL	March 11, 2014	
FILE NUMBER	CD.21.AMA	Ward 4
APPLICANT	Amacon Development (City Centre) Corp.	
PROPERTY LOCATION	North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of Mississauga.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 18 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, at the address below, no later than March 11, 2014.

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
905-615-3200 X 5421
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

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Amendment No. 18

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



**PLANNING ACT
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
A ZONING BY-LAW BY
THE CORPORATION OF THE CITY OF MISSISSAUGA
BILL 51**

DATE OF NOTICE	February 19, 2014	
OPA NUMBER	OPA 18 (By-law 0025-2014)	
ZONING BY-LAW NUMBER	0026-2014	
DATE PASSED BY COUNCIL	February 12, 2014	
LAST DATE TO FILE APPEAL	March 11, 2014	
FILE NUMBER	CD.21.AMA	Ward 4
APPLICANT	Amacon Development (City Centre) Corp.	
PROPERTY LOCATION	North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of Mississauga.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached. To view the Official Plan Amendment and Zoning By-law in their entirety please visit: www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 18 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, at the address below, no later than March 11, 2014.

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
905-615-3200 X 5421
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

By-law No. 0025-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 18.

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 18, in his opinion the amendment conforms with the Regional Official Plan and is exempted;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The attached maps designated as Schedules "A", "B", "C", "D", "E" and "F" and explanatory text, constituting Amendment No. 18 to Mississauga Official Plan, specifically the Downtown Core Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this 12th day of February, 2014.

Signed _____
MAYOR

Signed Crystal Green
CLERK

Amendment No. 18
to
Mississauga Official Plan
for the
City of Mississauga Planning Area

The following text and map designated Schedule "A" attached hereto constitutes Amendment No. 18.

Schedule "A" of this Amendment is an excerpt from the Mississauga Official Plan Land Use Map, Mississauga Official Plan, with the proposed amended "Public Open Space" and "Downtown Mixed Use" designations indicated in green and red and new road (future Square One drive) outlined in yellow.

Schedule "B" of this Amendment is an excerpt from the Mississauga Official Plan Downtown Core Local Area Plan Land Use Map, Mississauga Official Plan, with the proposed amended "Public Open Space" and "Downtown Mixed Use" designations indicated in green and red and new road (future Square One drive) outlined in yellow.

Schedule "C" of this Amendment is an excerpt from the Mississauga Official Plan Urban System Map, Mississauga Official Plan, with the proposed amended "Green System" outlined in red.

Schedule "D" of this Amendment is an excerpt from the Mississauga Official Plan Urban System – Green System Map, Mississauga Official Plan, with the proposed amended "Green System" outlined in red.

Schedule "E" of this Amendment is an excerpt from the Mississauga Official Plan Parks and Open Spaces Map, Mississauga Official Plan, with the proposed amended "Public and Private Open Spaces" outlined in red.

Schedule "F" of this Amendment is an excerpt from the Mississauga Official Plan Long Term Road Network Map, Mississauga Official Plan, with the proposed amended "Public and Private Open Spaces" outlined in yellow.

Also attached hereto but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a map showing the Existing Land Use of the subject lands and the surrounding area, with the lands affected by this Amendment outlined in red.

Appendix III is a copy of the Planning and Building Department report dated January 14, 2014, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from "Public Open Space" to "Downtown Mixed Use", and to add a new Minor Collector road between Confederation Parkway and Rathburn Road West that extends Square One Drive westwards.

LOCATION

The lands affected by this Amendment are located on the west side of future Parkside Village Drive and west of the intersection of Confederation Parkway and Square One Drive.

BASIS

The subject lands are located in the Downtown Core Character Area, as identified in Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board. The subject lands and associated policies are not under appeal to the Ontario Municipal Board.

MOPA No. 8, which implements the vision of the Downtown21 Master Plan following the Interim Control By-law for the Downtown, was approved by Council on May 6, 2013 and is currently under appeal and not in force.

The lands located west of Parkside Village Drive are designated "Public Open Space" which permits urban parks and parking. The lands are within an area subject to Special Site policies. The Special Site 3 policies require one or more areas of public parkland. The lands west of Confederation Parkway and Square One Drive are designated "Downtown Mixed Use" which permits a wide range of uses including all forms of high density residential, offices, retail, civic/cultural facilities, hotels, entertainment facilities, community infrastructure and parkland.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments are compatible with the surrounding land uses by retaining the land uses while adjusting boundaries and providing for improved connectivity;
2. The amendment is consistent with the Downtown 21 Master Plan.

Details regarding this Amendment to the Downtown Core Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Report dated January 14, 2014, attached to this Amendment as Appendix III.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Public Open Space" to "Downtown Mixed Use" and add a new Minor Collector road (Square One Drive), as shown on Schedule "A" of this Amendment.
2. Downtown Core Local Area Plan, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Public Open Space" to "Downtown Mixed Use" and add a new Minor Collector road (Square One Drive), as shown on Schedule "B" of this Amendment.
3. Schedule 1, Urban System, of Mississauga Official Plan is hereby amended by changing the Green System, as shown on Schedule "C" of this Amendment.
4. Schedule 1a, Urban System – Green System, of Mississauga Official Plan is hereby amended by changing the Green System, as shown on Schedule "D" of this Amendment.
5. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan is hereby amended by changing the Public and Private Open Spaces, as shown on Schedule "E" of this Amendment.
6. Schedule 5, Long Term Road Network, of Mississauga Official Plan is hereby amended by changing the Road Network, as shown on Schedule "F" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

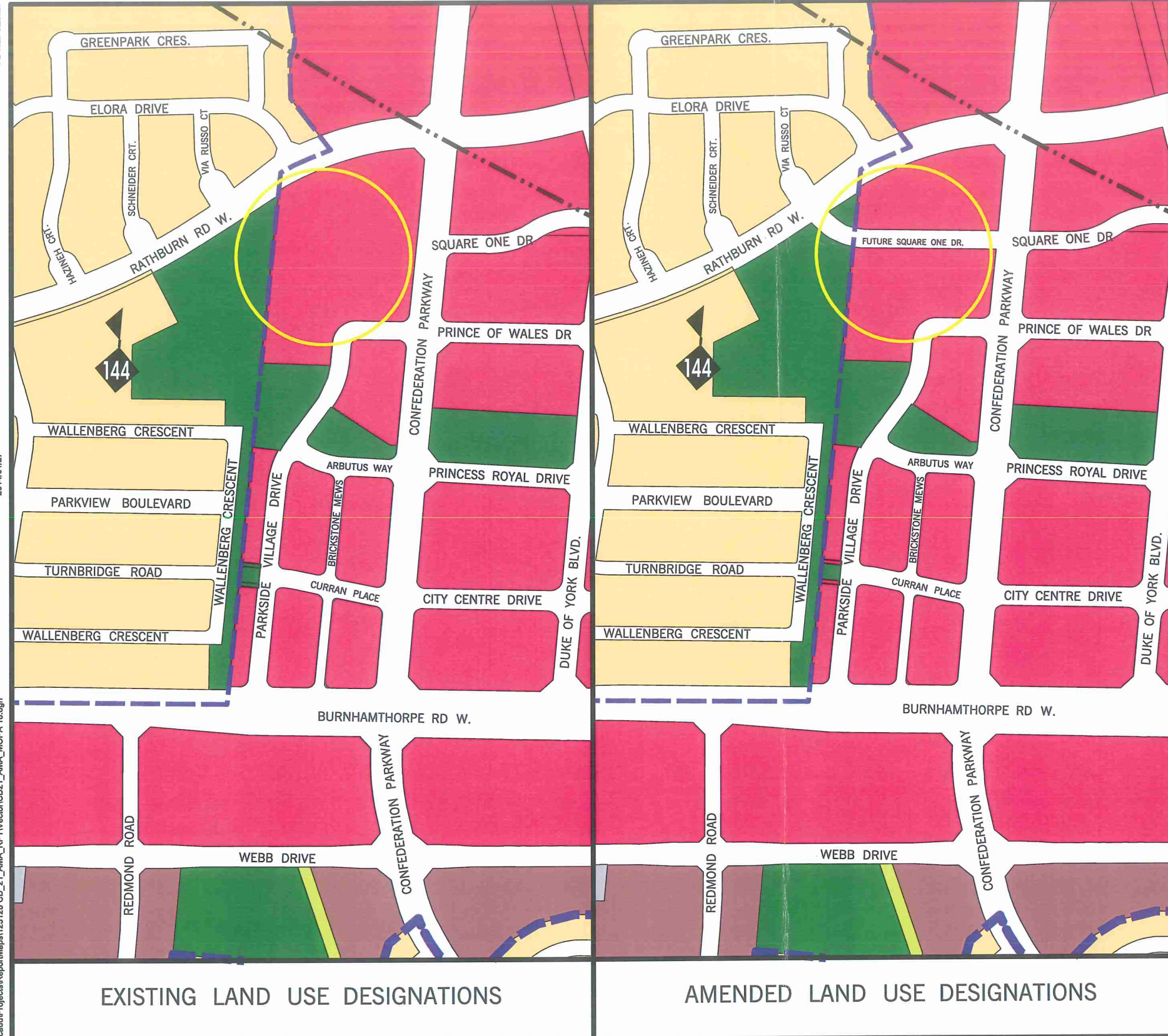
Provisions will be made through the rezoning of the lands subject to this Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

Upon approval of this Amendment, the various Sections, Schedules and Appendices of Mississauga Official Plan will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.



EXISTING LAND USE DESIGNATIONS

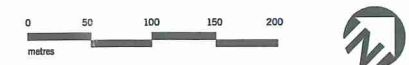
AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |

- LAND USE LEGEND**
- | | |
|--|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary. See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

- CITY STRUCTURE**
- Elements
- | | |
|---------------------------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |
| ND2 Region of Peel Non-Decision | |

- AREA OF AMENDMENT NO. 18**
- FROM:
- PUBLIC OPEN SPACE
- TO:
- DOWNTOWN MIXED USE
- AREA OF ROAD ADDITION



SCHEDULE 'A'

**Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan**

City of Mississauga



LAND USE DESIGNATIONS

- Downtown Mixed Use
- Downtown Core Commercial
- Public Open Space
- Greenbelt
- Parkway Belt West
- Residential Low Density I
- Residential High Density
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Higher Order Transit Corridor
- Proposed Grade Separation

LAND USE LEGEND

- 1996 NEP / 2000 NEF Composite Noise Contours
- Natural Hazards

- ① Option 1 - Conceptual Centre View Drive connection to EB Hwy. 403 concept.
- ② Conceptual N-W ramp terminal relocation.
- ③ Future Road - For additional information see Schedule 5: Long Term Road Network and Table 8-2: Road Classification - Major Collectors

- Civic Centre (City Hall)
- Public School
- City Centre Transit Terminal
- Community Facilities
- Local Area Plan Boundary

Notes:

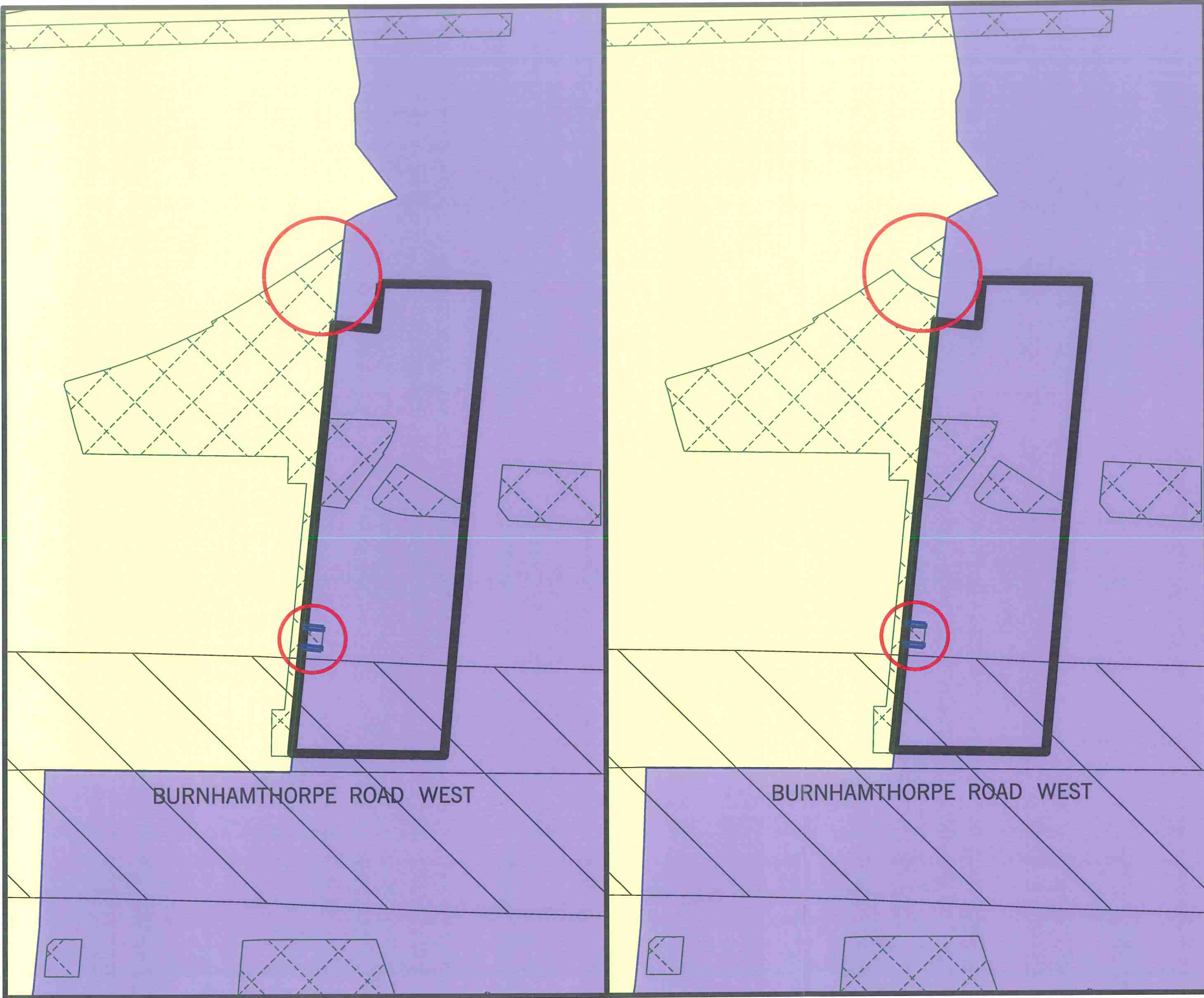
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
2. All road proposals within the Highway 403 Corridor are conceptual and require review and approval of the Provincial Government.
3. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
4. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
5. The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of this Local Area Plan. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

- AREA OF AMENDMENT NO. 18
- FROM: PUBLIC OPEN SPACE
- TO: DOWNTOWN MIXED USE
- AREA OF ROAD ADDITION



SCHEDULE 'B'
 Part of
 Downtown Core Local Area Plan
 Land Use Designations
 of Mississauga Official Plan

PB-Half-Size.lbi
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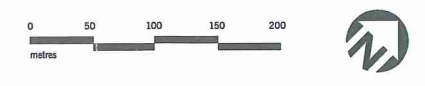
EXISTING SCHEDULE 1 – URBAN SYSTEM

AMENDED SCHEDULE 1 – URBAN SYSTEM

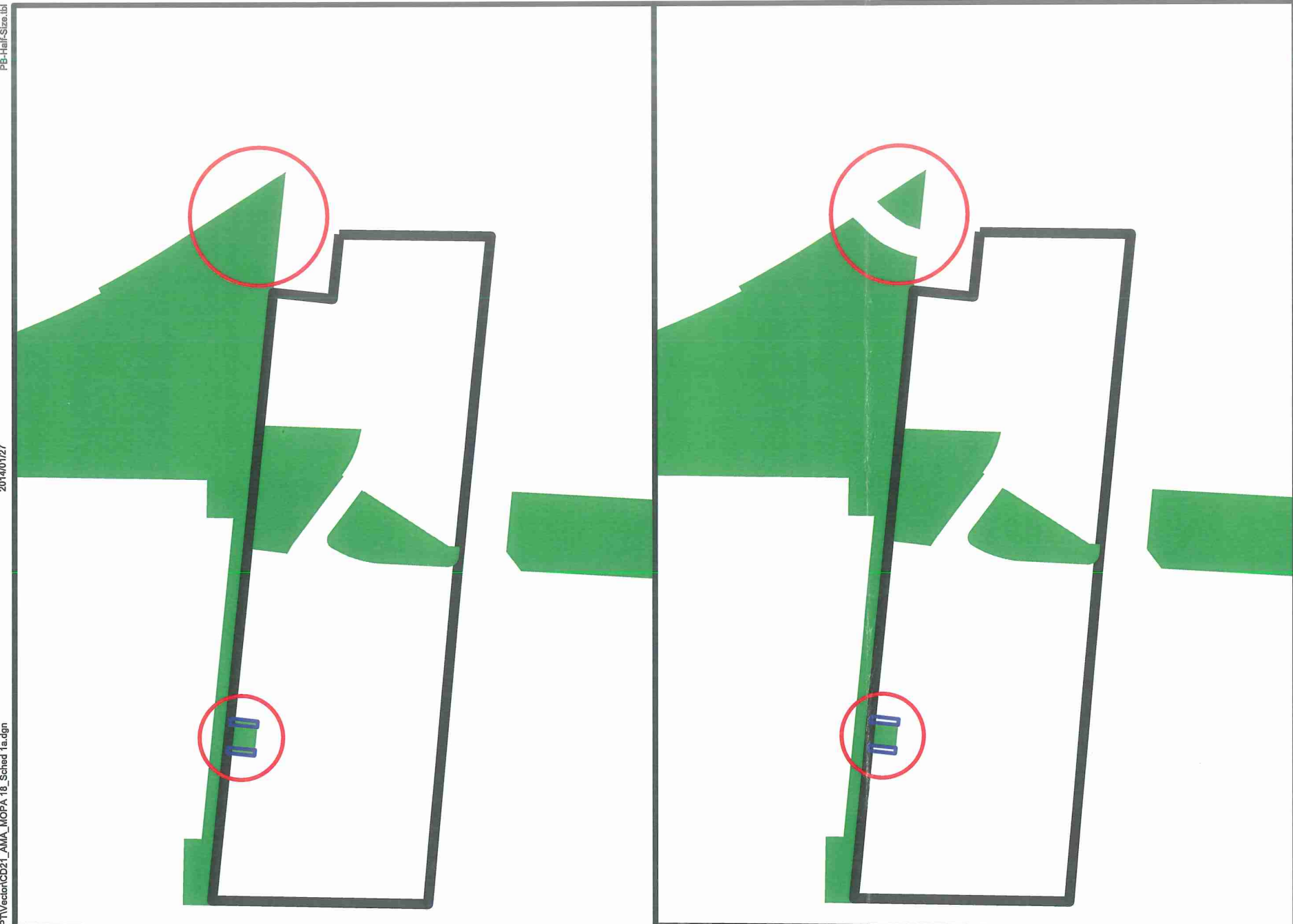
LEGEND

- Green System**
 - Green System
- City Structure**
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- Corridors**
 - Corridor
 - Intensification Corridor
- AREAS OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



SCHEDULE 'C'
Part of
Schedule 1
Urban System
of Mississauga Official Plan




BURNHAMTHORPE ROAD WEST

BURNHAMTHORPE ROAD WEST

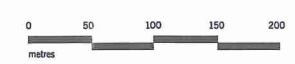
EXISTING SCHEDULE 1a
URBAN SYSTEM - GREEN SYSTEM

AMENDED SCHEDULE 1a
URBAN SYSTEM - GREEN SYSTEM

LEGEND

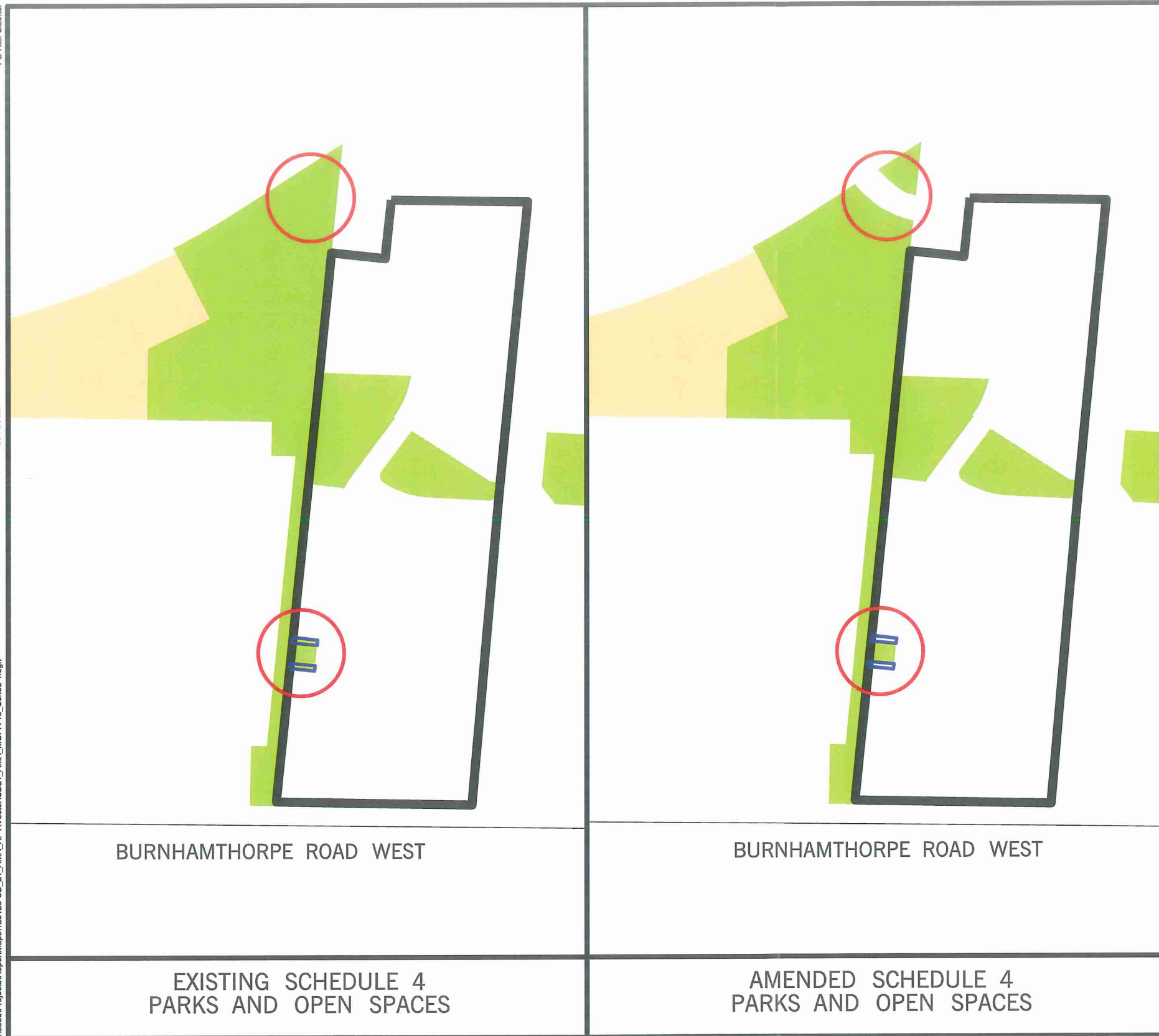
 AREAS OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



SCHEDULE 'D'

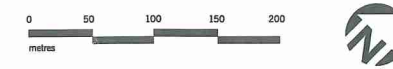
Part of
Schedule 1a
Urban System - Green System
of Mississauga Official Plan



LEGEND

- Public and Private Open Spaces
- Parkway Belt West
- Educational Facilities
- Utilities
- AREAS OF AMENDMENT

- Notes:
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



SCHEDULE 'E'

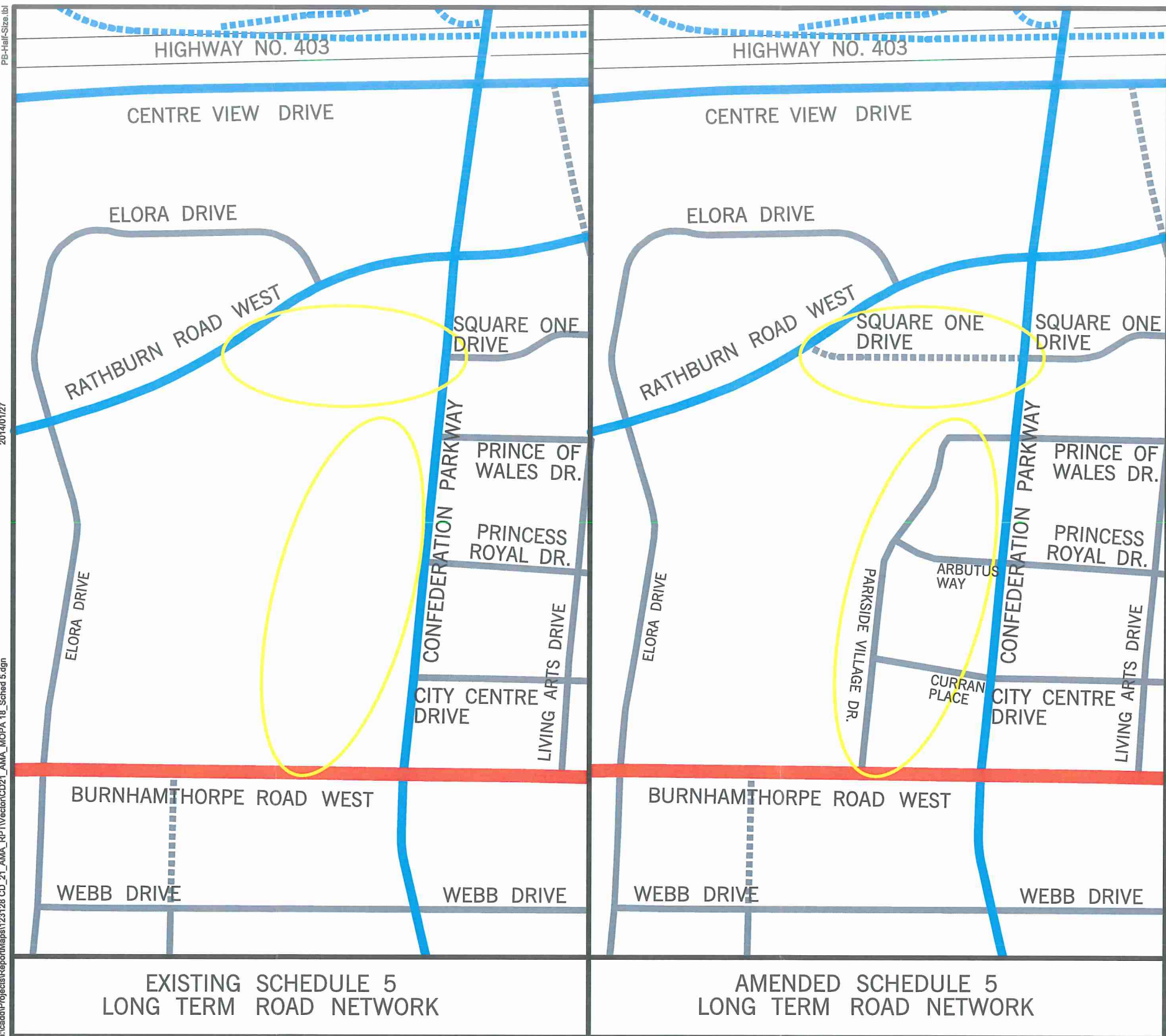
**Part of
Schedule 4
Parks and Open Spaces
of Mississauga Official Plan**

PB-Half-Size.lbi

2014/01/27

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apasha



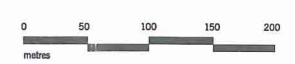
LEGEND

- Provincial Highway and Interchange
- Regional Arterial
- Arterial
- Future Arterial (conceptual)
- Major Collector
- Future Major Collector (conceptual)
- Major Collector (Scenic Route)
- Regional Major Collector (Scenic Route)
- Minor Collector
- Future Minor Collector
- Minor Collector (Scenic Route)
- Future Road Link to be added.

Notes:

1. The Britannia Road East link from Tomken Road to Kennedy Road is conceptual and is subject to further study.
2. Roads shown on the map are not all under Mississauga jurisdiction.
3. All lines shown are conceptual.
4. Base map information (eg. railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

AREA OF AMENDMENT NO 18



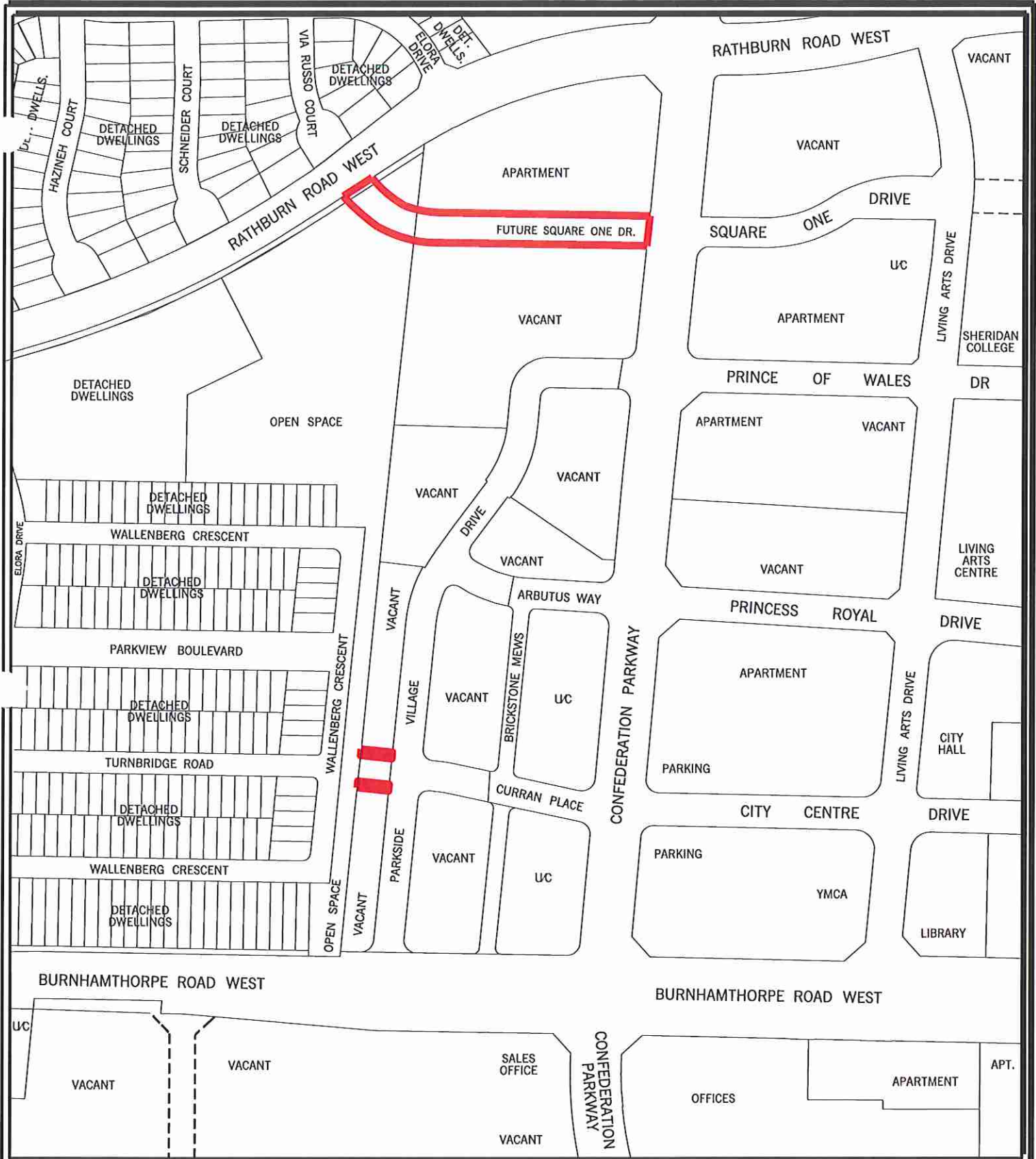
SCHEDULE 'F'
 Part of
 Schedule 5
 Long Term Road Network
 of Mississauga Official Plan

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on October 15, 2012 and again on February 3, 2014 in connection with this proposed Amendment.

The issues raised at the October 15, 2012 Public Meeting are discussed in the Planning and Building Report dated January 14, 2014, attached to this Amendment as Appendix III.



APPENDIX II

EXISTING LAND USE MAP



AMENDMENT NO: 18

SCALE:
1:4000

DRAWN BY:
B. KRUGER

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Corporate Report

Clerk's Files

Appendix III

Originator's

Files ~~CD.21.AMA.W4~~

PDC FEB 03 2014

DATE: January 14, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 3, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning**
To permit revisions to the Parkside Village Master Plan
to redeploy density resulting from the addition of
Square One Drive
Part of Lot 19, Concession 2, N.D.S.
West side of Confederation Parkway, north of
Burnhamthorpe Road West
Owner: Amacon Development (City Centre) Corp.
Applicant: City of Mississauga
Bill 51

Supplementary Report

Ward 4

RECOMMENDATION: That the Report dated January 14, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File CD.21.AMA W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the amendments have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any

further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from "Public Open Space" to "Downtown Mixed Use" and "Public Open Space", as amended, and to add a new Minor Collector road (Square One Drive), be approved, as per Appendix S-3 of this Report. This amendment will permit revised park limits and add a new road.
3. That the application to change the Zoning from "CCOS" (City Centre – Open Space) to "CC4-5" (City Centre – Mixed Use) and "CCOS" (City Centre – Open Space), as amended, and change the CC4 (City Centre – Mixed Use) zoning provisions to permit revised tower placement, heights and floor plates, be approved in accordance with Appendix S-4 of this Report.
4. That Legal Services be directed to prepare an amendment to the Agreement dated December 14, 2005, relating to the Urban Design Control Document to incorporate the revisions as per Appendix S-5, to accommodate the revised master plan.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Since the Public Meeting on October 15, 2012 the City has held many meetings with the owner (Amacon Development (City Centre) Corp. to determine the means of acquiring the lands to accommodate the extension of Square One Drive;
- A Section 30 Agreement under the Expropriations Act is to be executed, following all planning approvals mentioned in the Recommendations of this Report, in order to transfer the Square One Drive lands to the City;
- As more than 9 months have lapsed since the Public Meeting, the public have been re-notified of this meeting and

Supplementary Report.

- This report provides responses to the public comments received and outlines the recommendations for approval of revisions to the Official Plan and Zoning By-law to accommodate the revised master plan.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on October 15, 2012, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0061-2012 which was subsequently adopted by Council and is attached as Appendix S-2. As more than 9 months have passed since the Public Meeting, full notice has been sent regarding this Supplementary Report and meeting.

On January 16, 2013 Council passed the By-law to remove the "H" Holding symbol from Phase 2 of the Parkside Village Subdivision (T-M04001 W4) as the required Development and Servicing Agreements were approved on November 14, 2012.

Further to the Downtown21 Master Plan, the City of Mississauga has held many discussions with Amacon Development (City Centre) Corp., the owner of the subject lands, to explore the acquisition of a new road (Square One Drive extension) from Confederation Parkway to Rathburn Road West. The owners and the City have now come to an agreement for the transfer of the Square One Drive lands to the City as per the terms of a Section 30 Agreement under the Expropriations Act, which takes the place of the Density Transfer and Road Dedication Agreement mentioned within the Information Report. With the terms of this agreement established, the City is recommending that the Official Plan and Zoning By-law be amended to accommodate the revised Parkside Village Master Plan, the details of which were outlined in the Information Report (see Appendix S-1).

There have been changes to the Zoning By-law amendment from the version within the Information Report in order to incorporate

the latest site plan designs (see Appendix S-4 for the revised draft By-law).

COMMENTS:

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES**Comment**

Concern was raised with revised tower location and height transition within Block 1, and how it may block views and shadow the existing apartment towers to the north (see Appendices I-5 and I-6 within Appendix S-1 of this report).

Response

The existing master plan and Zoning By-law allows for two towers at maximum heights of 35 storeys (closest to Confederation Parkway) and 18 storeys (closest to the Enersource Hydro Station) at zero setback to the property line with 330 and 350 Rathburn Road West, and a total of 7 towers within Block 1. The revised plan, which incorporates Square One Drive, proposes that these two towers be removed and a total of 5 towers be permitted within Block 1 set back a minimum of 23.5 m (77 ft.) from the property line. The only tower within 23.5 m (77 ft.) is proposed to be 20 storeys versus 35 storeys at zero setback in the previous plan, however it is shifted further west from Confederation Parkway to provide sufficient distance separation from the tower to the south.

As a result of the reduced block size, the loss of two towers and the need for minimum separation distances between towers, some of the other tower heights have increased with original towers 1e (18 storeys), 1f (25 storeys) and 1g (18 storeys), now proposed to be 24 storeys, 34 storeys, and 24 storeys respectively.

An updated Shadow Study has been provided for the revised proposal which concludes that the revised plan provides for reduced shadow impacts.

Comment

There was concern with the potential for road noise and potential lighting impacts from traffic lights that might be located at Confederation Parkway and Square One Drive.

Response

Due to the proximity of major roads such as Rathburn Road West and Confederation Parkway, and Highway 403, traffic noise already exists within the immediate area. Traffic noise from the proposed Square One Drive (a minor collector) will not exceed the background noise levels from the existing major roads in the vicinity. Traffic lights will be installed at the intersection when traffic levels warrant it for safety and traffic purposes and must be located at heights and locations required by Ministry of Transportation standards.

Comment

There was concern that residents and visitors of the Amacon Parkside Village subdivision may park on Wallenberg Crescent (existing neighbourhood to the west) and walk through the linear park to the subject lands.

Response

Each development block within the Amacon Parkside Village subdivision must meet zoning requirements for resident, visitor, commercial and office parking before any building permits are issued. In addition, the streets within the Parkside Village subdivision have been designed to provide for on-street municipal parking within immediate proximity of the subject lands. There is no vehicular access connection between the Parkside Village subdivision and Wallenberg Crescent, only pedestrian walkways through surrounding parks. Should residents along Wallenberg Crescent wish to have on-street parking removed from their street they can submit a petition to Council to pass a By-law to eliminate on-street parking on their street.

Comment

Some residents wanted more forested/natural areas within park spaces, and some were concerned with crime in the parks.

Response

Detailed design has not been completed for the park blocks, however the desire for more forested/natural areas was forwarded to the Community Services Department. It should be noted that the intent is to have urban parks that have clear visibility to improve safety, and as such, Crime Prevention Through Environmental Design principles will be used in the design stage.

Comment

The Condominium Corporation for 330 and 350 Rathburn Road West (immediately to the north of the proposal) expressed concerns with the following:

- (a) the potential loss of their existing access to Confederation Parkway and impacts of potentially having only one access (Rathburn Road);
- (b) damages to their underground garage adjacent to their south property line and proposed Square One Drive;
- (c) potential impact on their electrical supply from the Enersource Hydro duct which runs immediately south of their lands and under the area for proposed Square One Drive; and,
- (d) the impact the proposed development would have on their storm sewer.

Response

Ward 4 Councillor Dale and Transportation and Works and Planning staff met with the Condominium Board for 330 and 350 Rathburn Road West to review the proposal and address any

questions and concerns. The following responses are provided as a summary of the responses to the issues raised:

- (a) Prior to the extension of Square One Drive being built, the City will have to undertake an Environmental Assessment, which is a public process, in order to assess various options, issues and concerns. When the design is prepared for the road, the existing access from 330 and 350 Rathburn Road to Confederation Parkway will likely need to be relocated due to its close proximity to the proposed intersection and safety and access constraints. The access would then be relocated to Square One Drive with all costs covered by the City of Mississauga, not the condominium corporation;
- (b) Through the Environmental Assessment and detailed design, potential impacts on the existing underground parking garage will be reviewed to ensure appropriate protection and mitigation of damage;
- (c) The City is aware of the Enersource Hydro supply running below grade within a 5 m (16 ft.) easement immediately south of 330 and 350 Rathburn Road West, within the proposed right-of-way for Square One Drive. This easement and its hydro service will be maintained within the north boulevard and sidewalk for Square One Drive.
- (d) The proposed road will not drain into the storm drain for 330 and 350 Rathburn Road West, and no additional stormwater impacts are anticipated.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Transportation and Works

Comments updated January 6, 2014, state that within the Information Report comments dated September 12, 2012 indicated that the proposed density transfer within the Amacon plan, to accommodate the acquisition and construction of Square One

Drive west of Confederation Parkway, to ultimately intersect with a round-about at Rathburn Road, would have impact on the current location of the existing Enersource Mississauga (Confederation MS) hydro sub-station and the existing configuration of Zonta Meadows Park.

These concerns and a number of impacts to the application and adjacent properties associated with the conceptual alignment for Square One Drive, as per the Downtown21 Master Plan have been evaluated, including the estimated costs. The Transportation and Works Department are satisfied with the proposed Section 30 Expropriations Act Agreement between the applicant and the City for the acquisition of Square One Drive. The principles to be included within the agreement were presented to the General Committee of Council on December 4, 2013, modified in accordance with Recommendation GC-0669-2013 and adopted by City Council on December 11, 2013.

Community Services

Comments updated January 7, 2014 from Community Services state that within the Information Report, comments dated September 12, 2012, this department had indicated that in exchange for the applicant retaining ownership of Block 4, the City would require a public easement over the entire block and the applicant is required to incur all the costs associated with the design and construction of this block, to the satisfaction of the City. Furthermore, the requirement for the applicant to dedicate an area of 250 m² (2,691 sq. ft), to be added to Block 3, Plan 43M-1808, for partial fulfilment of land for park or public recreational purposes is addressed in the proposed Section 30 Expropriation Act Agreement between the applicant and the City. The principles to be included in the agreement were presented to the General Committee of Council on December 4, 2013, modified in accordance with Recommendation GC-0669-2013 and adopted by City Council on December 11, 2013.

PLANNING COMMENTS

Official Plan

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the proposed amendments.

MOPA 8, which implements the vision of the Downtown21 Master Plan following the Interim Control By-law for the Downtown, was approved by Council on March 6, 2013 and is currently under appeal and not in force.

The proposal requires an amendment to Mississauga Official Plan. Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed amendment addresses the intent of the criteria.

Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?

These City initiated amendments for the addition of the new Square One Drive extension are fully in keeping with the intent, goals and objectives of the Official Plan to obtain a finer grained road network within the Downtown Core to provide for better connectivity. The reduced park block size from a 30 metre (98 ft.) frontage to a 20 metre (65 ft.) frontage between the urban townhomes will not impact adjacent lands, as this is a passive parkette which provides an open space connection and is not a park for programmed activities.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

There are no new land uses being introduced through these amendments, and the revised limits of development are appropriate and compatible with existing and surrounding lands.

Is there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?

The proposed amendments will provide needed improvements to infrastructure through the addition of the Square One Drive extension providing a key east-west link into the Downtown Core.

Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?

The proposed City initiated amendments are consistent with the goals and objectives of Mississauga Official Plan and MOPA 8 which implements the Downtown21 Master Plan vision.

Zoning

The proposed "CC4-5" (City Centre – Mixed Use) and "CCOS" (City Centre – Open Space), as amended zone limits, and amended CC4 (City Centre – Mixed Use) zoning provisions, as outlined in Appendix S-4, are appropriate to accommodate a revised master plan with revised tower placement, heights and floor plates.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

Financial impacts regarding the acquisition and construction of Square One Drive were outlined to General Committee of Council

on December 4, 2013, and modified in accordance with Recommendation GC-0669-2013 and adopted by City Council on December 11, 2013.

CONCLUSION:

The creation of a finer street grid and improved connectivity is a fundamental cornerstone of the Downtown21 Master Plan to support growth in a more urban form. The extension of Square One Drive provides an important east-west routing alternative into the Downtown Core, particularly given the number of traffic constraints on Rathburn Road West through the addition of Bus Rapid Transit (BRT), Light Rail Transit (LRT), and Multi-Use Trail (MUT).

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the change is to implement the latest design of the site plans by Amacon to not require a loading space for the urban townhomes within Blocks 3 and 5 under SP 12/052 W4, and to allow for seasonal display of goods as well as minor height and setback adjustments for Block 7 under SP 12/072 W4, it is recommended that no further public meeting needs to be held regarding the proposed changes (see updated Zoning By-law within Appendix S-4). In addition, this report was given full circulation and notification as more than 9 months have lapsed since the Public Meeting.

The proposed Official Plan Amendment and rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed changes are compatible with the surrounding land uses by maintaining the same land uses and providing improved connectivity with the addition of Square One Drive. The revised master plan provides for fewer towers and better spacing to improve sun/shadow conditions, while increasing heights in areas deemed appropriate.

2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the required changes and update the Parkside Village Master Plan.

ATTACHMENTS:

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0061-2012
- Appendix S-3: Mississauga Official Plan Amendment Schedule
- Appendix S-4: Revised Draft Zoning By-law Amendment
- Appendix S-5: Revisions to Urban Design Control Document



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner





Corporate Report

Clerk's Files

Appendix S-1

Originator's
Files CD.21.AMA W4

PDC OCT 15 2012

DATE: September 25, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 15, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning
To permit revisions to the Parkside Village Master Plan
to redeploy density resulting from the addition of
Square One Drive
Part of Lot 19, Concession 2, N.D.S.
West side of Confederation Parkway, north of
Burnhamthorpe Road West
Owner: Amacon Development (City Centre) Corp.
Applicant: City Initiated
Bill 51

Public Meeting **Ward 4**

RECOMMENDATION: That the Report dated September 25, 2012, from the Commissioner of Planning and Building regarding the amendment of the Official Plan from "Public Open Space" to "Mixed Use" and "Public Open Space", as amended, and to add a new Minor Collector road (Square One Drive), and to change the Zoning from "H-CCOS" (City Centre – Open Space) to "H-CC4-5" (City Centre – Mixed Use) and "H-CCOS" (City Centre – Open Space), as amended, and change the CC4 (City Centre – Mixed Use) zoning provisions in accordance with Appendix I-9, to permit revisions to the Parkside Village Master Plan to redeploy density resulting from the addition

of Square One Drive under file CD.21.AMA W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be received for information.

**REPORT
HIGHLIGHTS:**

- The Downtown21 Master Plan establishes the vision for the development of the downtown and identifies Square One Drive extending westerly from Confederation Parkway through the north portion of the previously approved Amacon Parkside Village subdivision to Rathburn Road.
- Additional road network will improve connectivity, facilitate traffic movement, and create capacity to off-set vehicle capacity lost with the addition of Bus Rapid Transit and Light Rail Transit along Rathburn Road West.
- The addition of Square One Drive impacts the approved Parkside Village subdivision development.
- In order to facilitate the acquisition of Square One Drive and alleviate the impacts to previously approved planning permissions, the Planning and Building Department has brought forward City initiated amendments to redistribute the previously approved density of 5,321 units throughout the remainder of the lands as per the revised master plan.
- A Density Transfer and Road Dedication Agreement is required to be entered into between the City of Mississauga and Amacon to provide the terms and conditions regarding the transfer of the required lands for Square One Drive and redistribution of density.
- A value assessment is required for the Square One Drive lands, and budget approval for any compensation for the transfer of the lands from Amacon to the City of Mississauga.

BACKGROUND:

The Official Plan Amendment and Rezoning of lands comprising the Amacon Parkside Village subdivision were approved by Council on March 9, 2005, revised December 14, 2005, and the plan of subdivision was approved July 4, 2005 by the Commissioner of Planning and Building under files OZ 04/013 W4 and T-M04001 W4.

Through the Downtown21 initiative a vision was created to assist in developing the Downtown from a suburban auto-oriented place

to a vibrant urban area. The Downtown21 Master Plan was received by Council on April 28, 2010, and showed Square One Drive extending through the north portion of the Amacon Parkside Village lands to connect with Rathburn Road West.

City staff have held meetings with Amacon to explore the option of creating the additional road network as envisioned by the Downtown21 Master Plan. Additional road network will assist to offset the impacts due to the loss of traffic lanes on existing roads such as Rathburn Road West from Bus Rapid Transit (BRT) and potential Light Rail Transit (LRT).

The addition of Square One Drive, comprising a right-of-way width of 23.5 m (77 ft.), removes approximately 0.32 ha (0.79 ac.) of developable land within Block 1 at the north of the Amacon Parkside Village subdivision, and requires revisions to the Master Plan. In order to maintain the density and population planned for the Amacon lands and associated amenities that were approved, the current approved 5,321 units should be re-deployed throughout the blocks of the remaining lands (see Appendix I-5 Existing/Approved Master Plan, and Appendix I-6 Revised Master Plan). City initiated amendments are proposed to the Official Plan and Zoning By-law to reflect the Revised Master Plan.

The above-noted City initiated amendments have been circulated for technical comments.

The purpose of this report is to provide preliminary information on the amendments and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Amendments submitted:	City Initiated – circulated April 11, 2012
Height:	Block 1 5 towers (45 storeys, 34 storeys, 20 storeys, and two 24 storeys)

Development Proposal	
	<p><i>whereas</i> 7 towers (45 storeys, 35 storeys, 31 storeys, 25 storeys, and three 18 storeys) previously approved</p> <p>Block 2 Park Block (unchanged)</p> <p>Block 3 3 storey horizontal multiple units <i>whereas</i> 4 to 5 storey mid-rise apartments previously approved</p> <p>Block 4 Open Space Block (20 m frontage) <i>whereas</i> Park Block (30 m frontage) previously approved</p> <p>Block 5 3 storey horizontal multiple units <i>whereas</i> 4 to 5 storey mid-rise apartments previously approved</p> <p>Block 6 2 towers (48 storeys and 40 storeys) <i>whereas</i> 1 tower (25 storeys) previously approved</p> <p>Block 7 2 towers (48 storeys and 42 storeys) <i>whereas</i> 2 towers (45 storeys and 37 storeys) previously approved</p>

Development Proposal	
	<p>Block 8 3 towers (45 storeys and two 36 storeys) approved by variance and under construction <i>whereas</i> 3 towers (40 storeys and two 32 storeys) previously approved</p> <p>Block 9 2 towers (two 22 storeys) <i>whereas</i> 1 tower (13 storeys) previously approved</p> <p>Block 10 Park Block (unchanged)</p> <p>Block 11 3 towers (55 storeys, 40 storeys and 12 storeys) <i>whereas</i> 3 towers (50 storeys, 40 storeys and 12 storeys) previously approved</p> <p>NOTE: All blocks, except park blocks, have podium heights ranging from a minimum of 3 storeys to a maximum of 7 storeys (2 to 7 storeys previously approved)</p>
Net Density:	806 units/ha 326 units/acre
Number of units:	5,321 (same as originally approved)
Anticipated Population:	13,075* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.

Development Proposal	
Parking Required:	1.0 resident space per unit 0.15 visitor spaces per unit (permitted to be shared with non-residential spaces) 4.3 spaces per 100 m ² – retail or personal service (excluding restaurants)
Parking Provided:	same as required (see above)
Supporting Documents:	Planning Justification Revised Master Plan Rev. Urban Design Control Document

Site Characteristics	
Frontage:	185 m (607 ft.) – Burnhamthorpe Rd W. 542 m (1,778 ft.) – Confederation Pkwy
Net Lot Area:	6.6 ha (16.3 ac.) - does not include roads (Square One Drive = 0.32 ha (0.79 ac.))
Existing Use:	Predominantly vacant, Block 8 under construction along with Arbutus Way, Brickstone Mews and Curran Place surrounding Block 8

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The property is located at the western limit of the Downtown, west of Confederation Parkway and north of Burnhamthorpe Road West. The site is currently vacant save for Block 8, which is currently under construction comprising three residential towers (45 storeys and two 36 storeys) with some office in the podium and at-grade retail. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Enersource Hydro station, existing apartment building (19 storeys), Rathburn Road West

- East: Confederation Parkway, Chicago apartments and at-grade retail (36 storeys), One Park Tower apartments (38 storeys), Community Common Park, Amica Retirement Dwelling (7 storeys), YMCA parking, and Daniels Sales Centre
- South: Burnhamthorpe Road West, vacant future mixed use development (Rogers Garden City)
- West: Zonta Meadows Park, Wallenberg Crescent, detached dwellings (2 storeys)

Current Mississauga Plan Designation and Policies for City Centre (May 5, 2003)

"Mixed Use" which permits a wide range of land uses and activities grouped either within a development parcel or an individual building. Permitted uses include all forms of high density residential development, offices, civic and cultural facilities, hotels, conference facilities, all types of restaurants, entertainment facilities, commercial uses, community facilities and open space.

Special Site 3 requires one or more areas of public parkland. Two park blocks (Blocks 2 and 10) and one publicly accessible open space block via easement (Block 4) have been provided through the plan of subdivision for AMACON Parkside Village (T-M04001 W4) to address this policy.

"Public Open Space" which permit parks and related public spaces which are urban in character and may accommodate parking and a variety of programs such as music and theatre events, displays and exhibitions, festivals and other special events.

The subject lands are located within the **Urban Growth Centre**, which is a designated **Intensification Area**.

There are other policies in the Official Plan which also are applicable in the review of these amendments including:

Urban Growth Centre

3.13.2.2

A minimum building height of three (3) storeys is required on lands within the Urban Growth Centre.

3.13.2.5

Reduction in densities within the Urban Growth Centre will not be permitted unless considered through a municipal comprehensive planning study.

3.13.2.7

Lands immediately adjacent to or within the Urban Growth Centre should provide a transition between the higher density and height of development within the Urban Growth Centre and lower density and height of development in the surrounding area.

3.13.2.

The Urban Growth Centre will develop as a major regional centre and the primary location for mixed use development. The Urban Growth Centre will contain the greatest concentration of activities and variety of uses including the highest residential and employment densities and building height and largest commercial component in the City.

Urban Design Policies

3.18.2.1

The most prominent, most intensive and highest built form in terms of density and height will be encouraged in the City Centre.

Roads

3.17.5.5

Additional minor collector roads and local roads may be identified during the review of development applications.

3.17.5.1d.

Minor Collectors will be designed to accommodate intra-neighbourhood traffic. Direct access will be controlled. Minor Collectors may serve as transit routes.

3.17.4.8

The design of roads may vary to suit local conditions, such as a distinctive natural or built environment. This Plan will establish the location of such roads and policies to ensure that their design is compatible with the surrounding development.

Criteria for Site Specific Official Plan Amendments.

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Downtown Mixed Use**" and "**Public Open Space**"

subject to **Special Site 3** of the Downtown Core District Policies. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Downtown Mixed Use" and "Public Open Space" to "Downtown Mixed Use" and "Public Open Space", as amended, and add a new road (Square One Drive).

Proposed Official Plan Designation and Policies

An Official Plan amendment is proposed to add a new Minor Collector road (Square One Drive) to extend from Confederation Parkway westwards through the Amacon lands to Rathburn Road West at a 23.5 m (77 ft.) Right-of-Way, and alter the limits of Block 4 "Public Open Space" from 30 m (98.4 ft.) to 20 m (65.6 ft.) of frontage.

Existing Zoning

"CC4-1" (City Centre - Mixed Use), which permits seven towers ranging in height from 18 to 45 storeys and a mix of residential, office, and retail uses.

"CC4-2" (City Centre - Mixed Use), which permits three towers ranging in height from 12 to 45 storeys and a mix of residential, office, and retail uses.

"CC4-3" (City Centre - Mixed Use), which permits four towers ranging in height from 13 to 40 storeys and a mix of residential, office, and retail uses.

"CC4-4" (City Centre - Mixed Use), which permits three towers ranging in height from 18 to 45 storeys and a mix of residential, office, and retail uses.

"CC4-5" (City Centre - Mixed Use), which permits horizontal multiple dwellings at a maximum height of 5 storeys.

"CCOS" (City Centre – Open Space), which permits active and passive recreational uses and below grade parking structures.

Proposed Zoning By-law Amendment

In addition to amending Map 29 of Schedule B of the Zoning By-law to show Square One Drive extending from Confederation Parkway westwards to Rathburn Road West, and altering the limits of Block 4 "CCOS" from 30 m (98.4 ft.) to 20 m (65.6 ft.) of frontage, there are amendments to the various exception schedules to govern the height and design of the blocks in accordance with the revised Master Plan.

The proposed revisions to the Zoning By-law are contained in Appendix I-9.

COMMUNITY ISSUES

Any comments received at the public meeting or through correspondence will be outlined within the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the preparation of a reference plan to legally describe the lands to be conveyed to the City for Square One Drive, to ultimately be deposited in the Land Registry Office;
- a Phase 1 Environmental Assessment is required for the Square One Drive lands to ensure the lands are clear of any contamination;
- a Density Transfer and Road Dedication Agreement is required to be entered into between the City of Mississauga and Amacon to provide the terms and conditions regarding the transfer of the required lands for Square One Drive and redistribution of the density rendered undevelopable from Block 1;

- Value assessment of the lands for Square One Drive, and budget approval for any compensation for the transfer of the lands from Amacon to the City of Mississauga;
- Amendment to the Agreement dated December 14, 2005 relating to the Urban Design Control Document and phasing, as a result of revisions to the master plan;
- finalization of the revisions to the Urban Design Control Document;
- finalization of the Official Plan Amendment and Zoning By-law Amendment to incorporate changes to the master plan.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain items with respect to the transfer of density, dedication of Square One Drive, and amendment to the Urban Design Control Document, resulting from revisions to the master plan which will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding the amendments.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of City Centre District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Existing/Approved Master Plan
- Appendix I-6: Revised Master Plan

- Appendix I-7: Conceptual Rendering
- Appendix I-8: Agency Comments
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Amacon Development (City Centre) Corp.

File: CD.21.AMA W4

Site History

- May 5, 2003 - Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Mississauga Plan applies to the subject lands.
- March 9, 2005 – Council approved the Official Plan Amendment and Rezoning applications under file OZ 04/013 W4 to expand the City Centre District, thus reducing the Creditview District and amend the designations and policies to suit the Master Concept Plan and block pattern, and approved the Plan of Subdivision under file T-M04001 W4.
- July 4, 2005 – Draft Plan of Subdivision under T-M04001 W4 is approved by the Commissioner of Planning and Building.
- December 14, 2005 – Council approved minor modifications to the approval under OZ 04/013 W4 and authorized the execution of the Urban Design Control Document for Amacon Parkside Village.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply.
- March 6, 2008 - Committee of Adjustment approved minor variances for Block 8 (currently under construction) for changes to the percentage of the building located within the build-to-areas, maximum building heights (36, 36, and 45 storeys), removal of the setback of a tower from the podium, and to allow for a shared loading space ("A"78/08).
- March 23, 2010 – Phase 1 of the Draft Plan of Subdivision under T-M04001 W4 is registered under Plan 43M-1808 for Block 8 and those portions of Arbutus Way, Brickstone Mews, and Curran Place which surround the Block, as well as Park Blocks.
- March 31, 2010 – By-law to Remove "H" Holding Symbol was approved by Council for Blocks 2, 8, and 10 under file H-OZ 06/008 W4.
- April 28, 2010 – Downtown21 Master Plan is received by Council setting forth the vision for establishing an vibrant urban downtown in Mississauga City Centre, and showing additional road network including Square One Drive extending through the Amacon Parkside Village subdivision.
- April 2010 to present – City initiate meetings with Amacon regarding revisions to the Master Plan for Parkside Village to accommodate Square One Drive and re-deploy density.
- January 26, 2011 – Site Plan Approval was issued for Block 8 under file SP 07/050 W4.

**PART OF CITY CENTRE DISTRICT LAND USE MAP
CITY CENTRE DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Mixed Use
- Retail Core Commercial
- Public Open Space
- Greenbelt
- Parkway Belt West

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- City Centre Transit Terminal
- Proposed Grade Separation
- Major Transit Corridor

- Option 1: City Centre View Drive connection to ERI Hwy, 403 corridor.
- Conceptual H.W. ramp terminal relocation.

Note:
All road proposals within the Highway 403 Corridor are conceptual and require review and approval of the Provincial Government.

-1996 NEP /2000 NEF
Composita Noise Contours
Planning District

Special Site Areas
(See Special Site Policies)

Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor

Amendment No. 95 Appealed to the Ontario Municipal Board

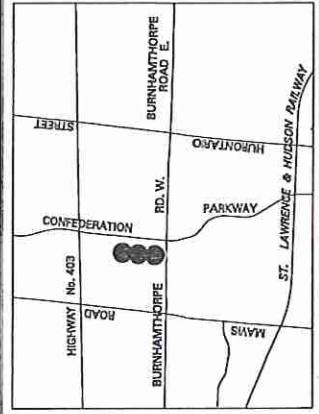
SUBJECT LANDS



**SUBJECT: AMACON DEVELOPMENT
(CITY CENTRE) CORPORATION**

FILE NO: CD-21.AMA
DWG. NO: CD-21L
SCALE: 1:4000

APPENDIX I-3
PDC DATE: 2012 10 15
DRAWN BY: B. KRUGER
Produced by T&W, Gec



MISSISSAUGA
Planning and Building
Mississauga (urban) (municipal)



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'PUBLIC OPEN SPACE' TO 'MIXED USE' AND 'PUBLIC OPEN SPACE' AS AMENDED, AND ADD A NEW MINOR COLLECTOR ROAD (SQUARE ONE DRIVE), AND TO CHANGE THE ZONING FROM 'H-CC4-5' (CITY CENTRE - OPEN SPACE) TO 'H-CC4-5' (CITY CENTRE - MIXED USE) AND 'H-CCOS' (CITY CENTRE - OPEN SPACE), AS AMENDED, AND CHANGE THE 'CC4' (CITY CENTRE - MIXED USE) ZONING PROVISIONS TO PERMIT REVISIONS TO THE PARKSIDE VILLAGE MASTER PLAN TO REDEPLOY DENSITY RESULTING FROM THE ADDITION OF QUARE ONE DRIVE.

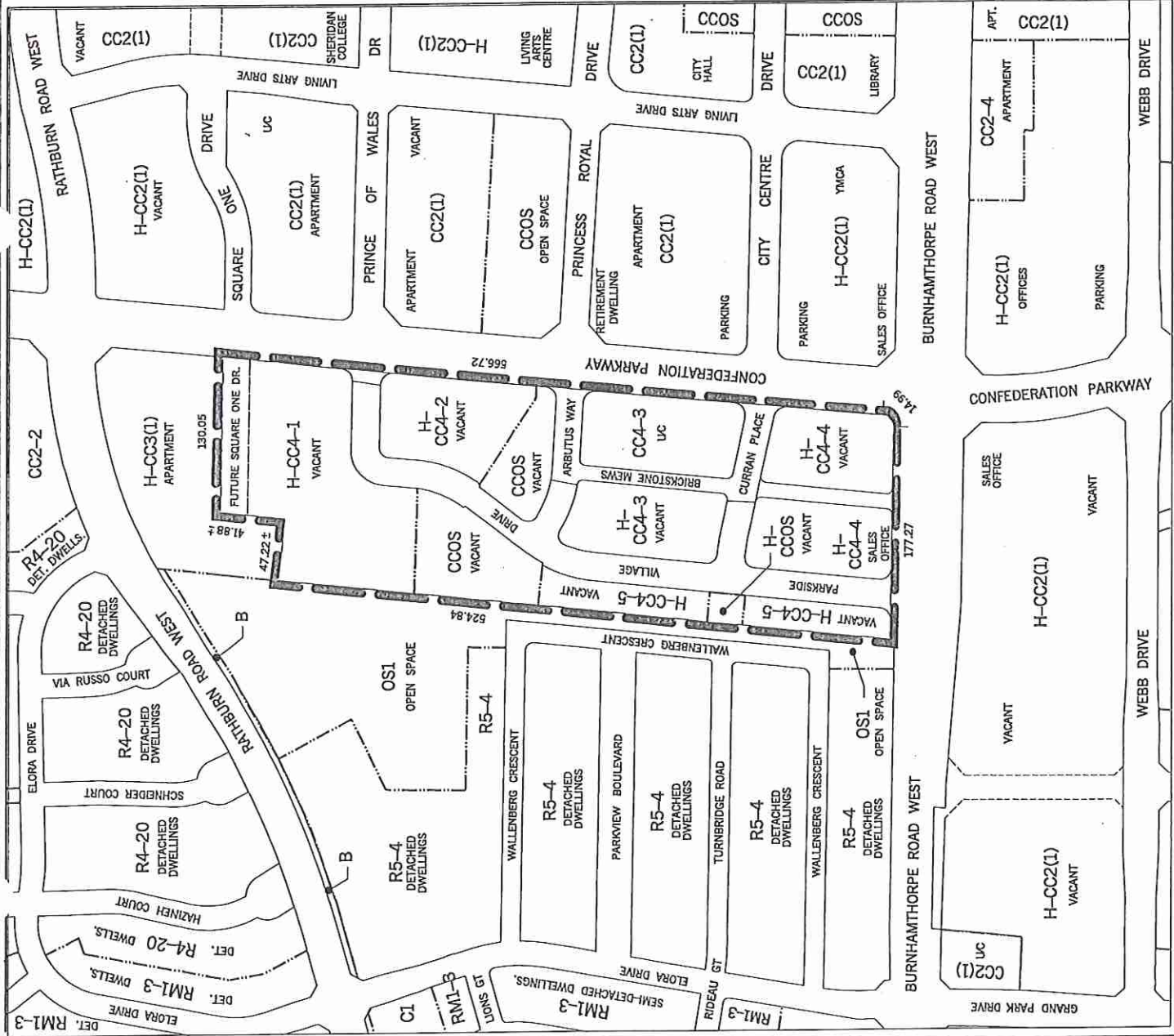


SUBJECT: **AMACON DEVELOPMENT (CITY CENTRE) CORPORATION**

FILE NO:	CD. 21. AMA
DWG. NO:	CD-21R
SCALE:	1:4000
PDC DATE:	2012 10 15
DRAWN BY:	B. KRUGER

APPENDIX I-4

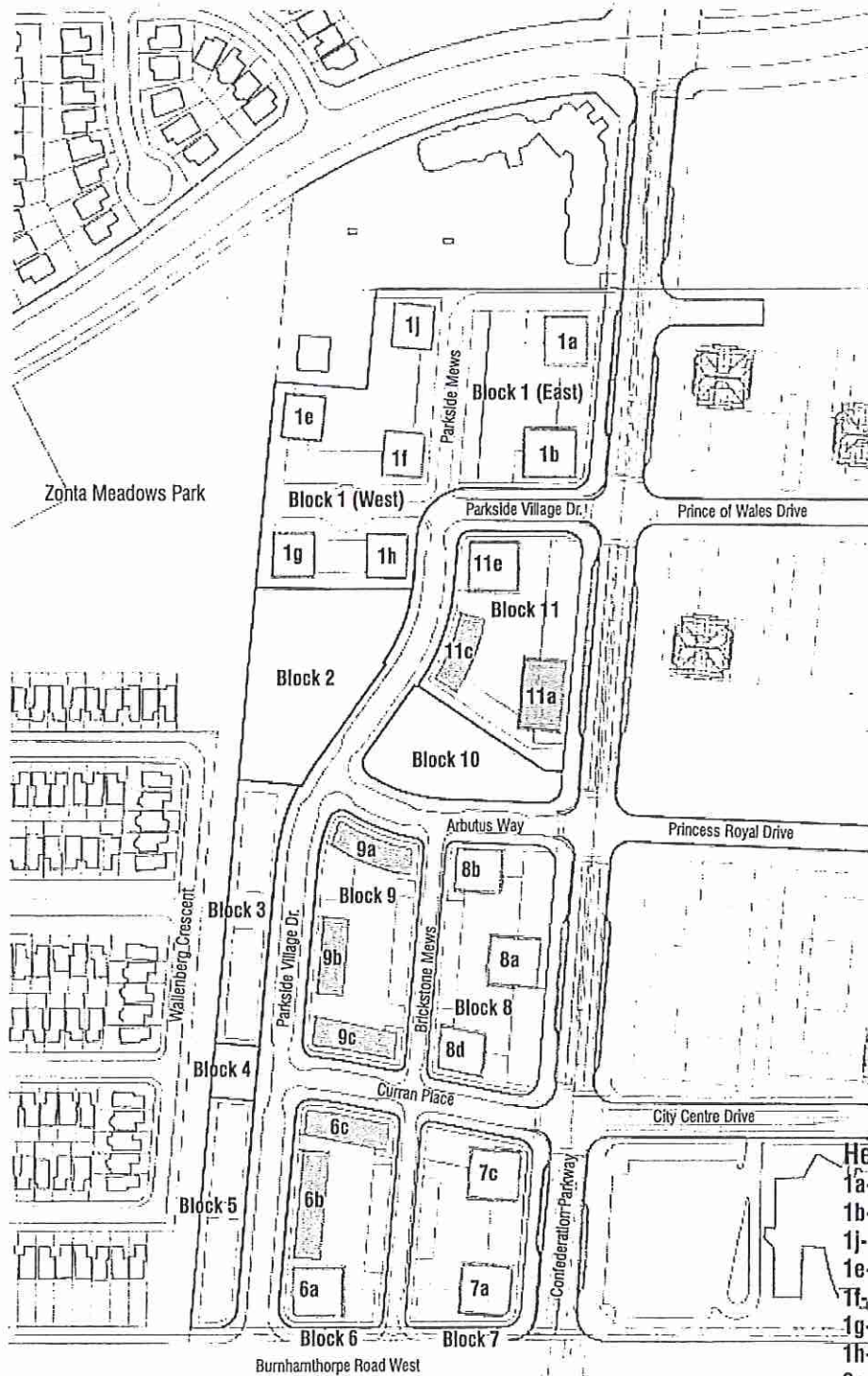
MISSISSAUGA
Planning and Building
Produced by
T&W, Geomatics



PROJECT REPORT MAPS 2012 CD. 21. AMA, 10/15/2012

Parkside Village at Mississauga City Centre

Excerpt from Urban Design Control Document (2005)



Heights:

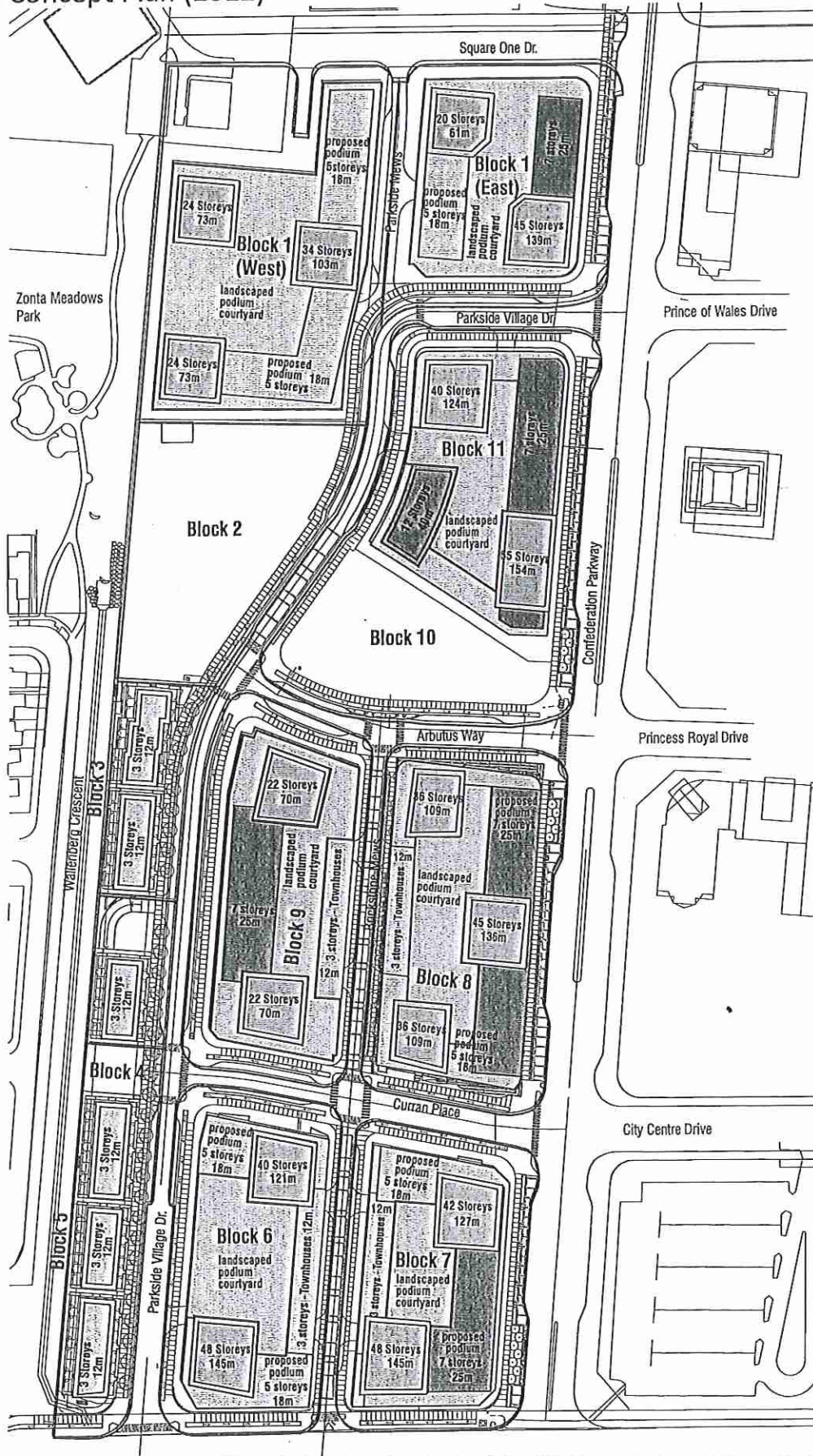
1a- 35 Storey (109m)	9a - 13 Storeys (43m)
1b- 45 Storey (139m)	9b- 7 Storeys (25m)
1j- 18 Storey (58m)	9c- 7 Storeys (25m)
1e- 18 Storey (58m)	11a- 50 Storey (154m)
1f- 25 Storey (79m)	11e- 40 Storey (124m)
1g- 18 Storey (58m)	11c- 12 Storey (40m)
1h- 31 Storey (97m)	

Legend

	605 m ² Floorplate
	640 m ² Floorplate
	790 m ² Floorplate
	929 m ² Floorplate
	1000 m ² Floorplate

6a- 25 Storey (79m)
6b- 7 Storeys (25m)
6c- 7 Storeys (25m)
7a- 45 Storey (139m)
7c- 37 Storey (115m)
8a- 40 Storey (124m)
8b- 32 Storey (100m)
8d- 32 Storey (100m)

Parkside Village at Mississauga City Centre Modified Concept Plan (2012)



Amacon Development (City Centre) Corp

File: CD.21.AMA W4

Agency Comments

The following is a summary of comments from agencies and departments regarding the amendments.

Agency / Comment Date	Comment
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (September 12, 2012)</p>	<p>The draft approved plan, dated February 22, 2005, along with draft plan conditions of approval dated July 4, 2005 under file T-M04001, requires the dedication of Block 4 (also described as Block 1, Plan 43M-1808) for partial fulfillment of the requirements for park and recreational purposes. The developer has requested that the frontage of this park block be reduced from 30 m (98 ft.) to 20 m (65.6 ft.), and that it remain in private ownership, for the purposes of accommodating a continuous underground parking structure between development blocks. In exchange, the City would require a public easement over the entire block, to ensure that the land is developed and functions as public open space. The developer is required to incur all costs associated with the design and construction of this block, to the satisfaction of the City, and is advised that no credits for cash-in-lieu of parkland or development charges will be provided for this block.</p> <p>In exchange for the applicant retaining ownership of Block 4, the applicant will be required to gratuitously dedicate land having an area of 250 sq. m (2,691 sq. ft.), to be added to Block 3, Plan 43M-1808, for partial fulfilment of land for park or other public recreational purposes. The location and configuration of the 250 sq. m (2,691 sq. ft.) of land to be dedicated for park or other public recreational purposes shall be determined in conjunction with the preparation of detailed design plans for the development of Block 11 and Park Block 3, Plan 43M-1808. A revised draft plan condition reflecting the revised parkland dedication requirements will be required, and the payment of cash-in-lieu for the under dedication of parkland shall be outlined within the Development Agreement to the satisfaction of the Community Services Department.</p>
<p>City Transportation and Works Department (September 12, 2012)</p>	<p>In comments dated September 12, 2012 this department confirmed that the proposed density transfer within the Amacon plan, to accommodate the acquisition and construction of Square One Drive west of Confederation</p>

Amacon Development (City Centre) Corp

File: CD.21.AMA W4

Agency / Comment Date	Comment
	<p>Parkway, ultimately to intersect with a round-about at Rathburn Road will have impact on the current location of the existing Enersource Mississauga (Confederation MS) hydro sub-station and the existing configuration of the Zonta Meadows Park.</p> <p>There are a number of impacts to adjacent properties associated with the conceptual alignment for Square One Drive, as per the Downtown 21 Master Plan. This department is currently evaluating these details and the implications associated with the future implementation of this road link. Details will be addressed in the Supplementary Report.</p>
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: Region of Peel, Enersource Hydro Mississauga.

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Table 7.1.5.2 and substituting the following therefor:

Table 7.1.5.2 – Underground Parking Structures

Column	A	B	C
Line	Street Width	Maximum Encroachment	Minimum Vertical Depth
1.0	12.5 m	6.25 m on each side of the street	0.5 m

2. By-law Number 0225-2007, as amended, is further amended by adding to Article 7.1.5.5 the following Sentence:

7.1.5.5.2 In a CC4 zone each block is to be considered as one (1) lot for the purposes of Zoning By-law compliance.

3. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 7.2.5.1.2 in Exception Table 7.2.5.1 and substituting the following therefor:

7.2.5.1	Exception: CC4-1	Map # 29	By-law:	
Regulations				
7.2.5.1.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 1A to 1I as identified on Schedule CC4-1 of this Exception shall conform to the following schedule:			
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
1A	81.0 m 24 storeys	670 m ²	7.0 m 3 storeys	18.0 m 5 storeys
1B	81.0 m 24 storeys	670 m ²	7.0 m 3 storeys	18.0 m 5 storeys
1C	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys
1D	106.0 m 34 storeys	740 m ²	12.0 m 3 storeys	25.0 m 7 storeys
1E	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys
1F	98.0 m 20 storeys	740 m ²	12.0 m 3 storeys	25.0 m 7 storeys
1G	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys
1H	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys
1I	139.0 m 45 storeys	790 m ²	12.0 m 3 storeys	25.0 m 7 storeys

4. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.2.1 in Exception Table 7.2.5.2 and substituting the following therefor:

7.2.5.2	Exception: CC4-2	Map # 29	By-law:	
Regulations				
7.2.5.2.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 2A to 2D as identified on Schedule CC4-2 of this Exception shall conform to the following schedule:			
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
2A	124.0 m 40 storeys	790 m ²	7.0 m 3 storeys	18.0 m 5 storeys
2B	46.0 m 12 storeys	1 000 m ²	7.0 m 3 storeys	18.0 m 5 storeys
2C	25.0 m 7 storeys		12.0 m 3 storeys	25.0 m 7 storeys
2D	154.0 m 55 storeys	929 m ²	12.0 m 3 storeys	25.0 m 7 storeys

5. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.3.1 in Exception Table 7.2.5.3 and substituting the following therefor:

7.2.5.3	Exception: CC4-3	Map # 29	By-law:	
Regulations				
7.2.5.3.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 3A to 3J as identified on Schedule CC4-3 of this Exception shall conform to the following schedule:			
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
3A	70.0 m 22 storeys	730 m ²	7.0 m 3 storeys	18.0 m 5 storeys
3B	21.0 m 5 storeys		7.0 m 3 storeys	21.0 m 5 storeys
3C	70.0 m 22 storeys	730 m ²	7.0 m 3 storeys	18.0 m 5 storeys
3D	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys
3E	109.0 m 36 storeys	663 m ²	7.0 m 3 storeys	18.0 m 5 storeys
3F	14.0 m 3 storeys		7.0 m 3 storeys	14.0 m 3 storeys
3G	109.0 m 36 storeys	663 m ²	7.0 m 3 storeys	18.0 m 5 storeys
3H	30.0 m 7 storeys		12.0 m 3 storeys	30.0 m 7 storeys
3I	136.0 m 45 storeys	790 m ²	12.0 m 3 storeys	30.0 m 7 storeys
3J	30.0 m 7 storeys		12.0 m 3 storeys	30.0 m 7 storeys

6. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.4.1 in Exception Table 7.2.5.4 and substituting the following therefor:

7.2.5.4	Exception: CC4-4	Map # 29	By-law:	
Regulations				
7.2.5.4.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 4A to 4H as identified on Schedule CC4-4 of this Exception shall conform to the following schedule:			
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
4A	121.0 m 40 storeys	740 m ²	7.0 m 3 storeys	18.0 m 5 storeys
4B	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys
4C	145.0 m 48 storeys	838 m ²	7.0 m 3 storeys	25.0 m 7 storeys
4D	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys
4E	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys
4F	127.0 m 42 storeys	810 m ²	7.0 m 3 storeys	25.0 m 7 storeys
4G	25.0 m 7 storeys		7.0 m 3 storeys	25.0 m 7 storeys
4H	156.0 m 48 storeys	838 m ²	12.0 m 3 storeys	25.0 m 7 storeys

7. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.5.2, 7.2.5.5.10, 7.2.5.5.11, and 7.2.5.5.12 in Exception Table 7.2.5.5 and substituting the following therefor:

7.2.5.5	Exception: CC4-5	Map # 29	By-law:									
Regulations												
7.2.5.5.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 5A and 5B as identified on Schedule CC4-5 of this Exception shall conform to the following schedule:											
	<table border="1"> <thead> <tr> <th>Parcel Block</th> <th>Maximum Building Height</th> <th>Minimum Podium Height</th> </tr> </thead> <tbody> <tr> <td>5A</td> <td>16.0 m 4 storeys</td> <td>7.0 m 3 storeys</td> </tr> <tr> <td>5B</td> <td>16.0 m 4 storeys</td> <td>7.0 m 3 storeys</td> </tr> </tbody> </table>			Parcel Block	Maximum Building Height	Minimum Podium Height	5A	16.0 m 4 storeys	7.0 m 3 storeys	5B	16.0 m 4 storeys	7.0 m 3 storeys
Parcel Block	Maximum Building Height	Minimum Podium Height										
5A	16.0 m 4 storeys	7.0 m 3 storeys										
5B	16.0 m 4 storeys	7.0 m 3 storeys										
7.2.5.5.10	Minimum setback from a horizontal multiple dwelling to the lot lines abutting the lands zoned OS1	4.5 m										
7.2.5.5.11	Notwithstanding Sentence 7.2.5.5.10, an underground parking structure, open staircase, porch, balcony, bay window, canopy, retaining walls, stairs, and air intake may encroach into the required setback											
7.2.5.5.12	Minimum setback from a horizontal multiple dwelling to the lot lines abutting the lands zoned CCOS	3.0 m										
7.2.5.5.13	Notwithstanding Sentence 7.2.5.5.12, an underground parking structure, open staircase, porch, balcony, bay window, canopy, retaining walls, stairs, and air intake may encroach into the required setback											

8. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-1 to Exception Table 7.2.5.1 and substituting the attached Schedule CC4-1 therefor.
9. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-2 to Exception Table 7.2.5.2 and substituting the attached Schedule CC4-2 therefor.
10. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-3 to Exception Table 7.2.5.3 and substituting the attached Schedule CC4-3 therefor.
11. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-4 to Exception Table 7.2.5.4 and substituting the attached Schedule CC4-4 therefor.
12. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-5 to Exception Table 7.2.5.5 and substituting the attached Schedule CC4-5 therefor.
13. Map Number 29 of Schedule "B" to By-law Number 0225-2007, as amended, being a

City of Mississauga Zoning By-law, is amended by changing thereon from "H-CCOS" to "H-CCOS" and "H-CC4-5", the zoning of Block 1, Plan 43M-1808, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-CCOS" and "H-CC4-5" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-CCOS" and "H-CC4-5" zoning indicated thereon.

14. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 128 is in full force and effect.

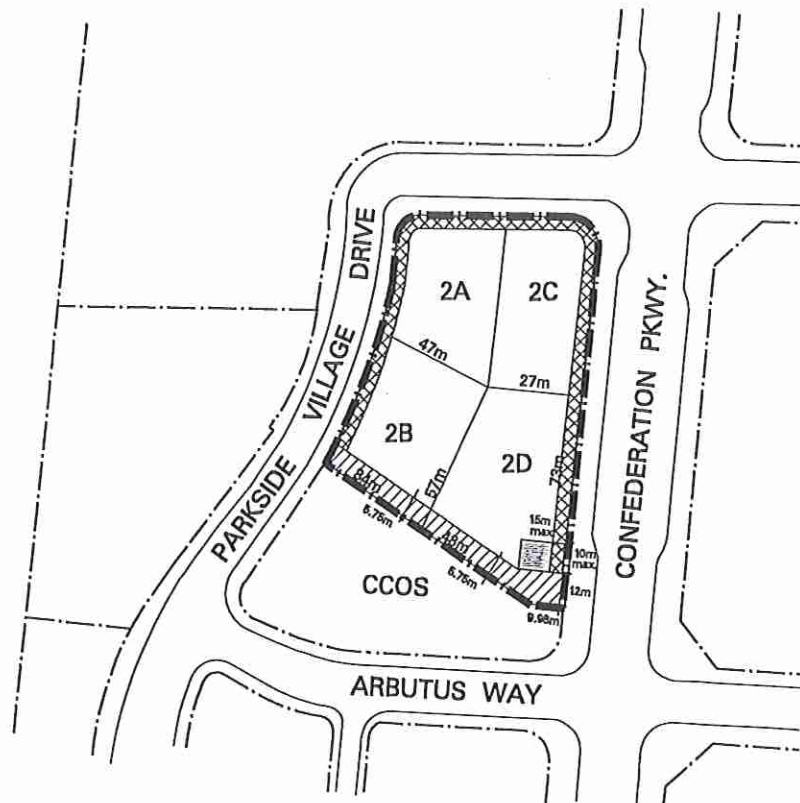
ENACTED and PASSED this _____ day of _____ 2012.

MAYOR




CLERK

Draft

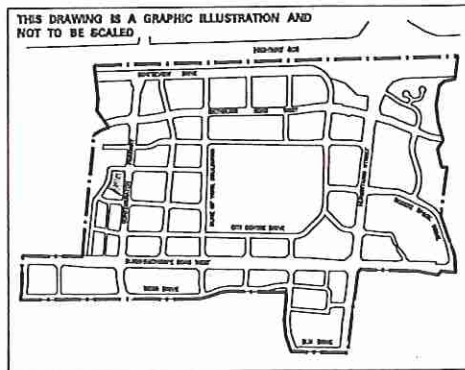
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REQUIREMENTS:

-  BUILD-TO AREA
(0 - 4.5 FROM STREETLINE)
-  BUILDING SETBACK
TO LANDS ZONED "CCOS"
-  SHADED AREA

DRAFT



SCHEDULE CC4-2
MAP 29

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



THIS IS SCHEDULE " CC4-2 "


AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

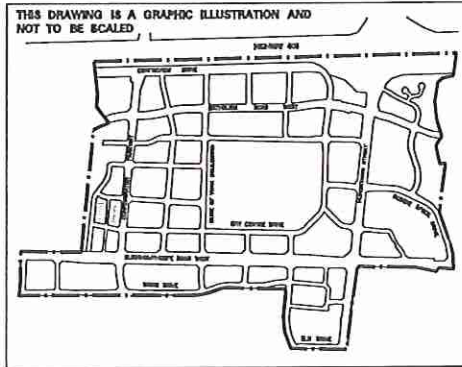
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REQUIREMENTS:

 BUILD-TO AREA
(0 - 4.5 FROM STREETLINE)

DRAFT



SCHEDULE CC4-3
MAP 29

This is not a Plan of Survey.

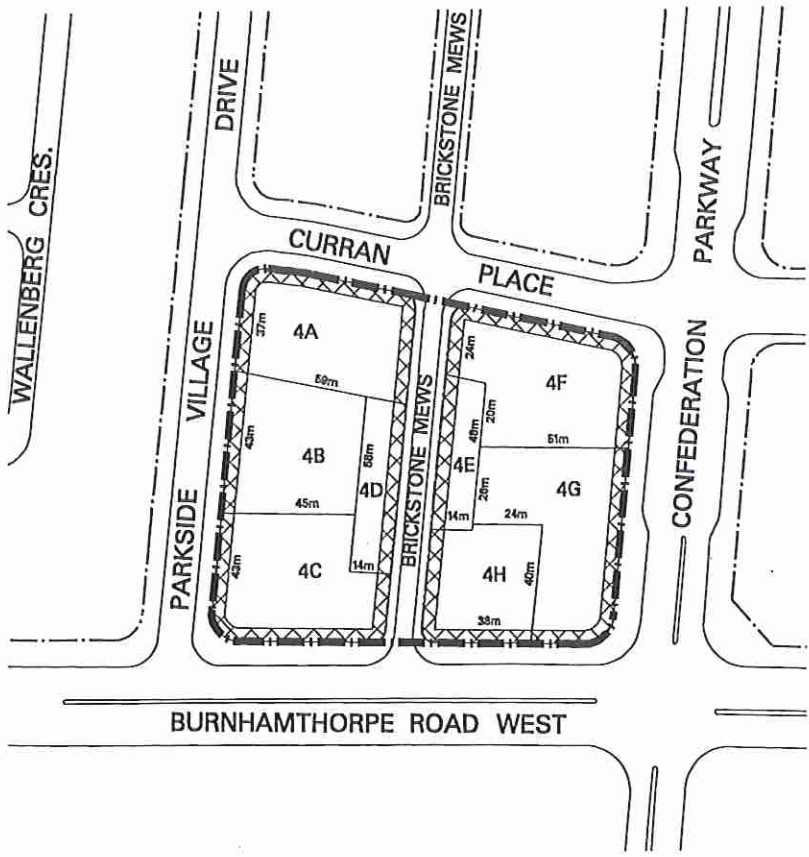
Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.




THIS IS SCHEDULE " CC4-3 "

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



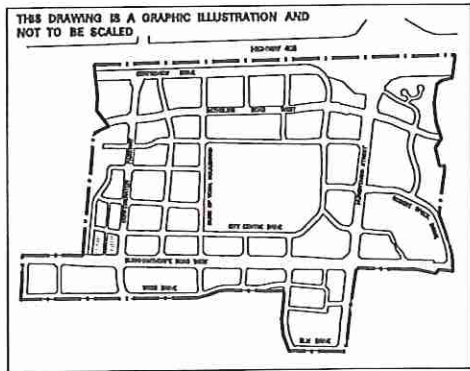
REQUIREMENTS:

 BUILD-TO AREA
 (0 - 4.5 FROM STREETLINE)

DRAFT

This is not a Plan of Survey.

Note:
 All measurements are in metres
 and are minimum setbacks,
 unless otherwise noted.



SCHEDULE CC4-4
 MAP 29



THIS IS SCHEDULE " CC4-4 "


AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

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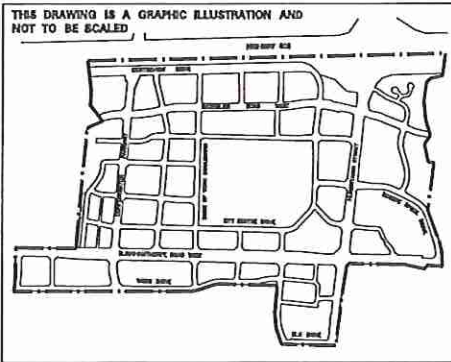
REQUIREMENTS:

 BUILD-TO AREA
[0 - 4.6 FROM STREETLINE]

DRAFT

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



THIS DRAWING IS A GRAPHIC ILLUSTRATION AND
NOT TO BE SCALED

SCHEDULE CC4-5
MAP 29

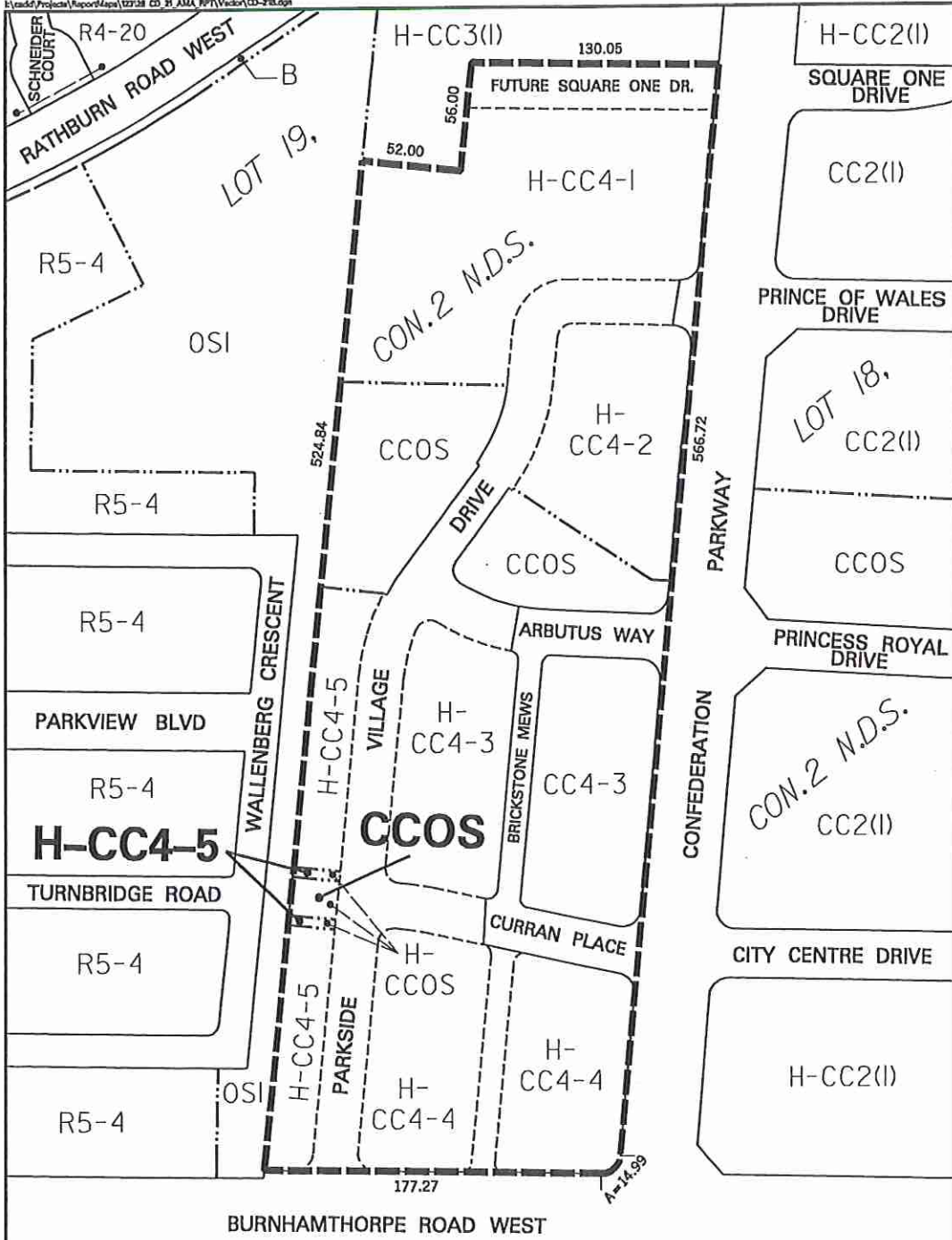


THIS IS SCHEDULE " CC4-5 "

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

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DRAFT



This is not a Plan of Survey. Dimensions are derived from Registered Plan 4331-1008 & Plan 419-19037.

THIS IS SCHEDULE "A" TO
 BY-LAW _____
 PASSED BY COUNCIL ON _____

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning provisions of the "CC4-1", "CC4-2", "CC4-3", "CC4-4" and "CC4-5" zones to redistribute the density, tower heights and placement, resulting from the addition of a new road (Square One Drive) through the north part of the subdivision, and amends the limits of the "CCOS" zone.

"CC4-1", as amended, permits five towers ranging in height from 20 to 45 storeys, versus seven towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-2", as amended, permits three towers ranging in height from 12 to 55 storeys, versus three towers ranging in height from 12 to 45 storeys previously approved, and a mix of residential, office, and retail uses.

"CC4-3", as amended, permits five towers ranging in height from 22 to 45 storeys, versus four towers ranging in height from 13 to 40 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-4", as amended, permits four towers ranging in height from 40 to 48 storeys, versus three towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-5", as amended, permits horizontal multiple dwellings at a maximum height of 4 storeys, versus horizontal multiple dwellings at a maximum height of 5 storeys as previously approved, with minor expansion to the zone limits.

"CCOS", as amended, permits active and passive recreational uses and below grade parking structures. The amended limits of Block 4 provides an open space block 20 metres (65.6 feet) in frontage along Parkside Village Drive, versus 30 metres (98.4 feet) previously approved.

Location of Lands Affected

North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of Mississauga.

Further information regarding this By-law may be obtained from Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

K:\PLANDEV\CONT\L\GROUP\WPDATA\BYLAWS\CD.21.AMA Zoning Bylaw Amendments Amacon.jf.doc

Draft

Amacon Development (City Centre) Corp.

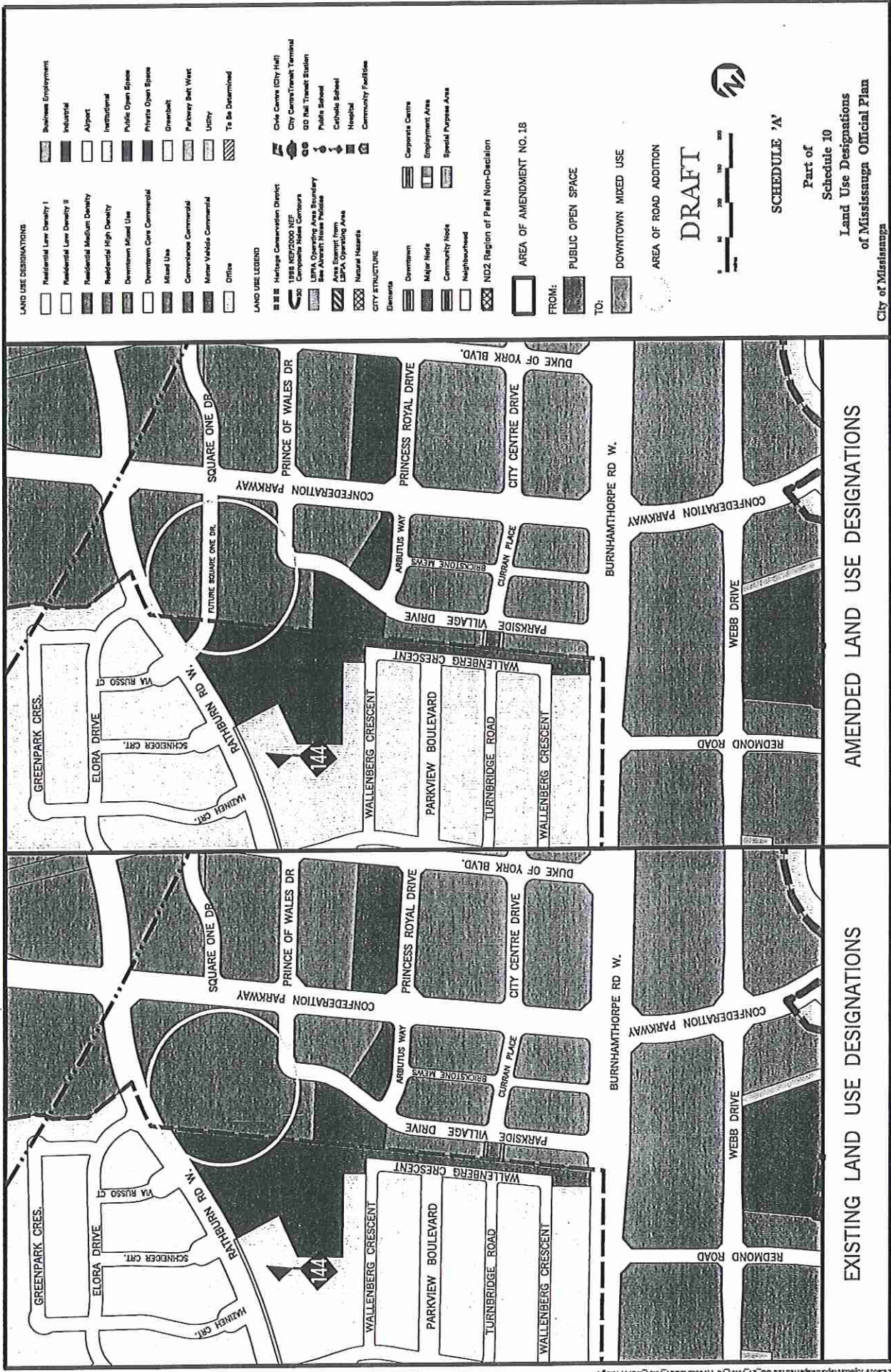
File: CD.21.AMA

Recommendation PDC-0061-2012

PDC-0061-2012

- "1. That the Report dated September 25, 2012, from the Commissioner of Planning and Building regarding the amendment of the Official Plan from "Public Open Space" to "Mixed Use" and "Public Open Space", as amended, and to add a new Minor Collector road (Square One Drive), and to change the Zoning from "H-CCOS" (City Centre – Open Space) to "H-CC4-5" (City Centre – Mixed Use) and "H-CCOS" (City Centre – Open Space), as amended, and change the CC4 (City Centre – Mixed Use) zoning provisions in accordance with Appendix I-9, to permit revisions to the Parkside Village Master Plan to redeploy density resulting from the addition of Square One Drive under file CD.21.AMA W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be received for information.

2. That the emails and attachments dated October 10, 2012 from Susan Howard, Brookfield Residential Services Ltd. including a letter dated October 10, 2012 from Laura Raynor, President Peel Condominium Corporation No. 417 be received."



AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Table 7.1.5.2 contained in Article 7.1.5.2 and substituting the following therefor:

Table 7.1.5.2 - Underground Parking Structures

Column	A	B	C
Line	Street Width	Maximum Encroachment	Minimum Vertical Depth
1.0	12.5 m	6.25 m on each side of the street	0.5 m

DRAFT

2. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 7.2.5.1.2 and substituting the following therefor and adding Sentences 7.2.5.1.17 and 7.2.5.1.18 to Exception Table 7.2.5.1 as follows:

7.2.5.1	Exception: CC4-1	Map # 29	By-law: 0105-2013		
Regulations					
7.2.5.1.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 1A to 1I as identified on Schedule CC4-1 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	1A	81.0 m and 24 storeys	670 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	1B	81.0 m and 24 storeys	670 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	1C	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1D	106.0 m and 34 storeys	740 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
	1E	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1F	98.0 m and 20 storeys	740 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
	1G	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1H	18.0 m and 5 storeys		7.0 m and 3 storeys	18.0 m and 5 storeys
	1I	139.0 m and 45 storeys	790 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
7.2.5.1.17	For the purposes of this By-law, Parcel Blocks 1A to 1E inclusive identified on Schedule CC4-1 of this Exception shall be considered one (1) property				
7.2.5.1.18	For the purposes of this By-law, Parcel Blocks 1F to 1I inclusive identified on Schedule CC4-1 of this Exception shall be considered one (1) property				

3. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 7.2.5.2.1 and substituting the following therefor and adding Sentence 7.2.5.2.22 to Exception Table 7.2.5.2. as follows:

7.2.5.2	Exception: CC4-2	Map # 29	By-law:		
Regulations					
7.2.5.2.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 2A to 2D as identified on Schedule CC4-2 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	2A	124.0 m and 40 storeys	790 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	2B	46.0 m and 12 storeys	1 000 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	2C	25.0 m and 7 storeys		12.0 m and 3 storeys	25.0 m and 7 storeys
	2D	154.0 m and 55 storeys	929 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
7.2.5.2.22	For the purposes of this By-law, Parcel Blocks 2A to 2D inclusive identified on Schedule CC4-2 of this Exception shall be considered one (1) property				

DRAFT

4. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 7.2.5.3.1 and substituting the following therefor and adding Sentences 7.2.5.3.18 and 7.2.5.3.19 to Exception Table 7.2.5.3 as follows:

7.2.5.3	Exception: CC4-3	Map # 29	By-law: 0089-2010, 0105-2013		
Regulations					
7.2.5.3.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 3A to 3J as identified on Schedule CC4-3 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	3A	70.0 m and 22 storeys	730 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3B	21.0 m and 5 storeys		7.0 m and 3 storeys	21.0 m and 5 storeys
	3C	70.0 m and 22 storeys	730 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3D	12.0 m and 3 storeys		7.0 m and 3 storeys	12.0 m and 3 storeys
	3E	109.0 m and 36 storeys	663 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3F	14.0 m and 3 storeys		7.0 m and 3 storeys	14.0 m and 3 storeys
	3G	109.0 m and 36 storeys	663 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	3H	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys
	3I	136.0 m and 45 storeys	790 m ²	12.0 m and 3 storeys	30.0 m and 7 storeys
	3J	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys
7.2.5.3.18	For the purposes of this By-law, Parcel Blocks 3A to 3D inclusive identified on Schedule CC4-3 of this Exception shall be considered one (1) property				
7.2.5.3.19	For the purposes of this By-law, Parcel Blocks 3E to 3J inclusive identified on Schedule CC4-3 of this Exception shall be considered one (1) property				

5. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 7.2.5.4.1 and substituting the following therefor and adding Sentences 7.2.5.4.10 to 7.2.5.4.14 to Exception Table 7.2.5.4 as follows:

7.2.5.4	Exception: CC4-4	Map # 29	By-law: 0105-2013																																													
Regulations																																																
7.2.5.4.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 4A to 4H as identified on Schedule CC4-4 of this Exception shall conform to the following schedule:																																															
	<table border="1"> <thead> <tr> <th>Parcel Block</th> <th>Maximum Building Height</th> <th>Maximum Tower Floor Plate</th> <th>Minimum Podium Height</th> <th>Maximum Podium Height</th> </tr> </thead> <tbody> <tr> <td>4A</td> <td>127.0 m and 41 storeys</td> <td>740 m²</td> <td>7.0 m and 3 storeys</td> <td>25.0 m and 6 storeys</td> </tr> <tr> <td>4B</td> <td>18.0 m and 6 storeys</td> <td></td> <td>7.0 m and 3 storeys</td> <td>25.0 m and 6 storeys</td> </tr> <tr> <td>4C</td> <td>156.0 m and 49 storeys</td> <td>840 m²</td> <td>7.0 m and 3 storeys</td> <td>29.0 m and 8 storeys</td> </tr> <tr> <td>4D</td> <td>12.0 m and 4 storeys</td> <td></td> <td>7.0 m and 3 storeys</td> <td>15.5 m and 4 storeys</td> </tr> <tr> <td>4E</td> <td>12.0 m and 4 storeys</td> <td></td> <td>7.0 m and 3 storeys</td> <td>15.5 m and 4 storeys</td> </tr> <tr> <td>4F</td> <td>134.0 m and 43 storeys</td> <td>810 m²</td> <td>7.0 m and 3 storeys</td> <td>29.0 m and 8 storeys</td> </tr> <tr> <td>4G</td> <td>25.0 m and 8 storeys</td> <td></td> <td>7.0 m and 3 storeys</td> <td>29.0 m and 8 storeys</td> </tr> <tr> <td>4H</td> <td>156.0 m and 49 storeys</td> <td>838 m²</td> <td>12.0 m and 3 storeys</td> <td>29.0 m and 8 storeys</td> </tr> </tbody> </table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	4A	127.0 m and 41 storeys	740 m ²	7.0 m and 3 storeys	25.0 m and 6 storeys	4B	18.0 m and 6 storeys		7.0 m and 3 storeys	25.0 m and 6 storeys	4C	156.0 m and 49 storeys	840 m ²	7.0 m and 3 storeys	29.0 m and 8 storeys	4D	12.0 m and 4 storeys		7.0 m and 3 storeys	15.5 m and 4 storeys	4E	12.0 m and 4 storeys		7.0 m and 3 storeys	15.5 m and 4 storeys	4F	134.0 m and 43 storeys	810 m ²	7.0 m and 3 storeys	29.0 m and 8 storeys	4G	25.0 m and 8 storeys		7.0 m and 3 storeys	29.0 m and 8 storeys	4H	156.0 m and 49 storeys	838 m ²	12.0 m and 3 storeys	29.0 m and 8 storeys		
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height																																												
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4F	134.0 m and 43 storeys	810 m ²	7.0 m and 3 storeys	29.0 m and 8 storeys																																												
4G	25.0 m and 8 storeys		7.0 m and 3 storeys	29.0 m and 8 storeys																																												
4H	156.0 m and 49 storeys	838 m ²	12.0 m and 3 storeys	29.0 m and 8 storeys																																												
7.2.5.4.10	For the purposes of this By-law, Parcel Blocks 4A to 4D inclusive identified on Schedule CC4-4 of this Exception shall be considered one (1) property																																															
7.2.5.4.11	For the purposes of this By-law, Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4 of this Exception shall be considered one (1) property																																															
7.2.5.4.12	That outdoor display of seasonal products be permitted within Parcel Blocks 4F to 4G inclusive identified on Schedule CC4-4.																																															
7.2.5.4.13	Minimum setback from the exterior face of a podium of buildings and structures, or parts thereof, located above the podium structure for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4		0.0 m																																													
7.2.5.4.14	Maximum encroachment of portions of a building or structure into the required setback for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4		3.0 m																																													

6. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.5.2, 7.2.5.5.10, 7.2.5.5.11, and 7.2.5.5.12 and substituting the following therefor and adding Sentences 7.2.5.5.13 and 7.2.5.5.14 to Exception Table 7.2.5.5 as follows:

7.2.5.5	Exception: CC4-5	Map # 29	By-law: 0105-2013
Regulations			
7.2.5.5.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 5A and 5B as identified on Schedule CC4-5 of this Exception shall conform to the following schedule:		
	Parcel Block	Maximum Building Height	Minimum Podium Height
	5A	16.0 m and 4 storeys	7.0 m and 3 storeys
	5B	16.0 m and 4 storeys	7.0 m and 3 storeys
7.2.5.5.10	Minimum setback from a dwelling unit to the lot lines abutting the lands zoned OS1		4.5 m
7.2.5.5.11	Notwithstanding Sentence 7.2.5.5.10, required setback of an underground parking structure, parking stairwell and enclosure, and retaining walls		0.0 m
7.2.5.5.12	Minimum setback from a dwelling unit to the lot lines abutting the lands zoned CCOS		3.0 m
7.2.5.5.13	Notwithstanding Sentence 7.2.5.5.12, required setback of an underground parking structure, parking stairwell and enclosure, and retaining walls		0.0 m
7.2.5.5.14	Minimum number of loading spaces		0

7. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-1 to Exception Table 7.2.5.1 and substituting the attached Schedule CC4-1 therefor.
8. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-2 to Exception Table 7.2.5.2 and substituting the attached Schedule CC4-2 therefor.
9. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-3 to Exception Table 7.2.5.3 and substituting the attached Schedule CC4-3 therefor.
10. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-4 to Exception Table 7.2.5.4 and substituting the attached Schedule CC4-4 therefor.
11. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-5 to Exception Table 7.2.5.5 and substituting the attached Schedule CC4-5 therefor.

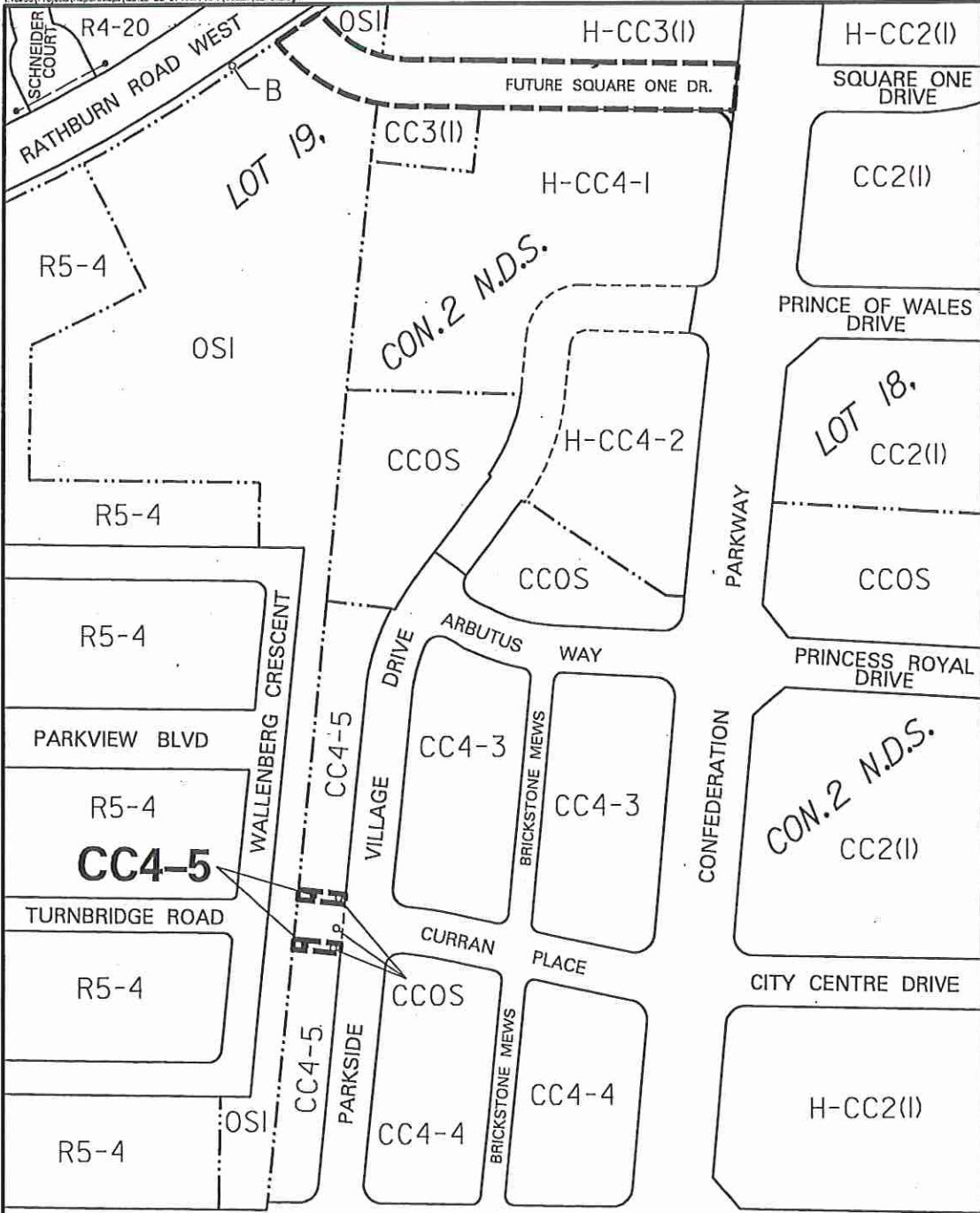
12. Map Number 29 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "CCOS" to "CC4-5" the zoning of Block 1, Plan 43M-1808, in the City of Mississauga, and from "H-CC4-1", "H-CC3(1) and "OS1" to road allowance, the zoning of Part of Lot 19, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "CC4-5" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "CC4-5" zoning indicated thereon.
13. This By-law shall not come into force until Mississauga Official Plan Amendment Number 18 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK

DRAFT

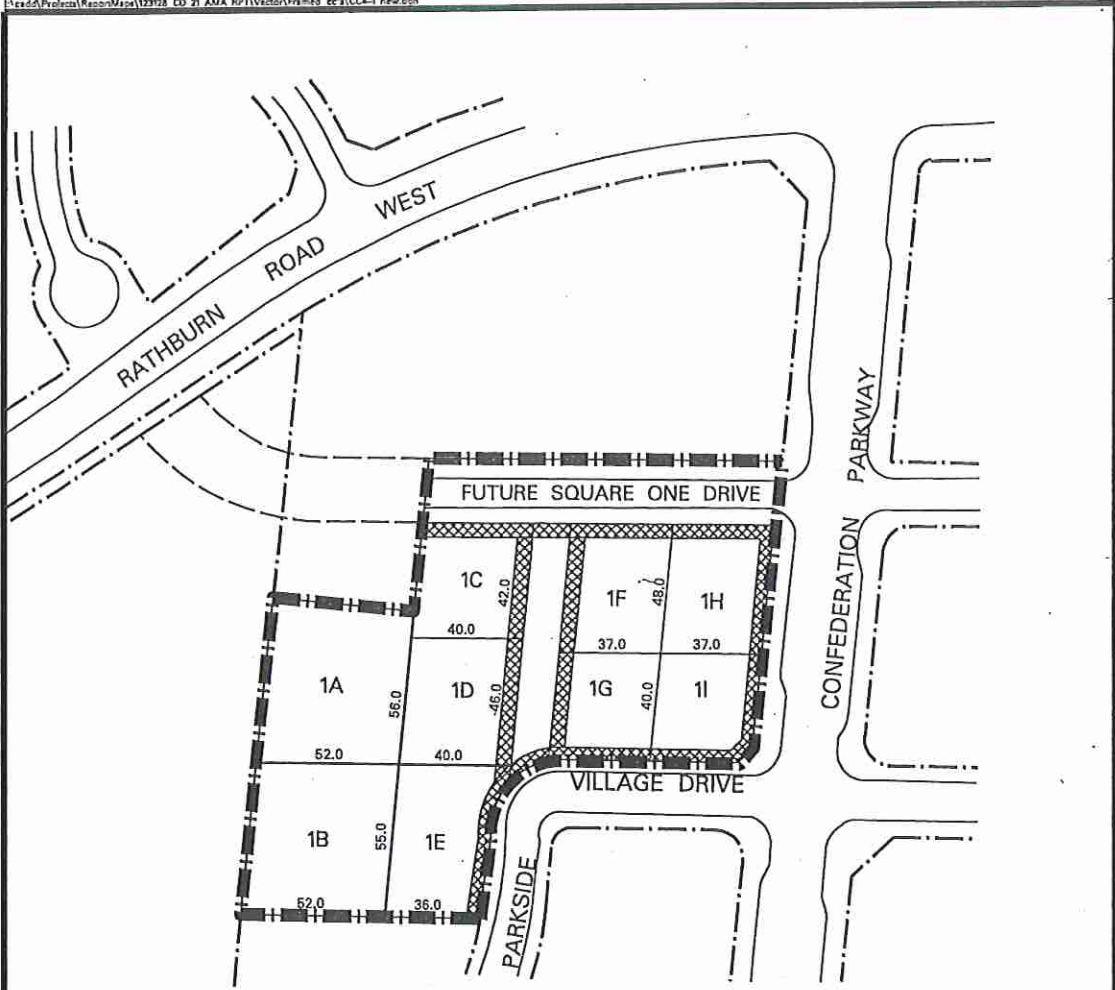


DRAFT




**THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL ON
_____**

This is not a Plan of Survey. Dimensions are derived from Registered Plan 438-1908 & Plan 438-19037.

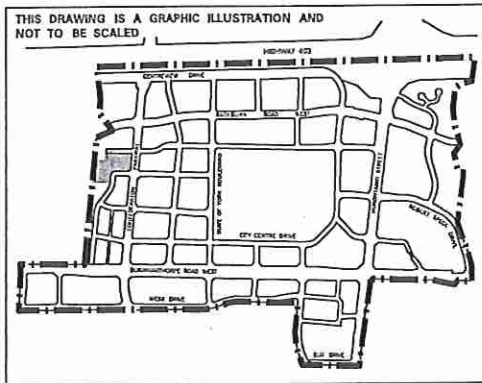


REQUIREMENTS:

 BUILD-TO AREA
[0 - 4.6 FROM STREETLINE]

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



SCHEDULE CC4-1
MAP 29

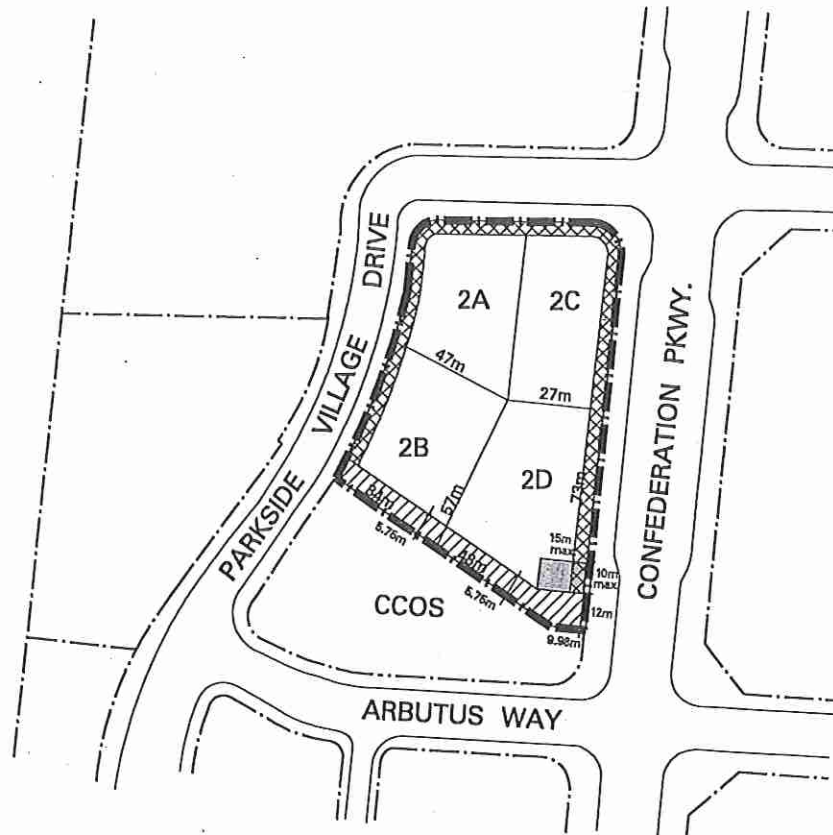
DRAFT






THIS IS SCHEDULE " CC4-1 "

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



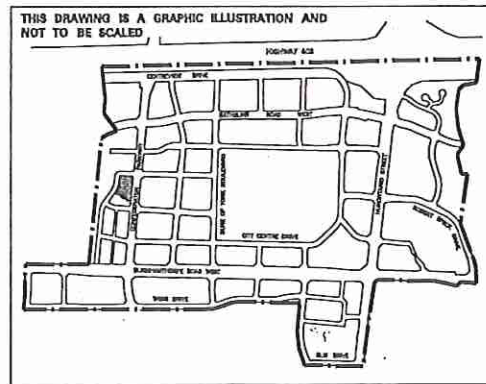
REQUIREMENTS:

-  BUILD-TO AREA
(0 - 4.5 FROM STREETLINE)
-  BUILDING SETBACK
TO LANDS ZONED "CCOS"
-  SHADED AREA

DRAFT

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



SCHEDULE CC4-2
MAP 29

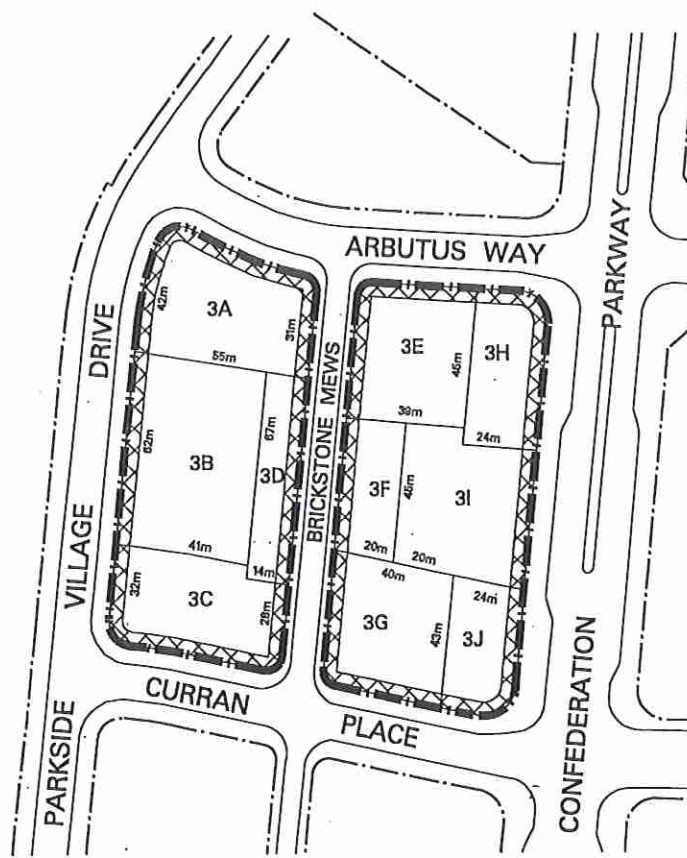


THIS IS SCHEDULE " CC4-2 "


AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

WALLENBERG CRES.



REQUIREMENTS:

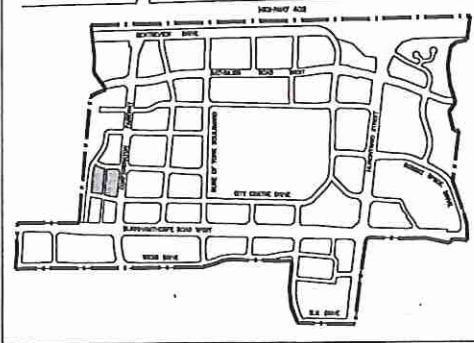
 BUILD-TO AREA
10 - 4.5 FROM STREETLINE

DRAFT

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

THIS DRAWING IS A GRAPHIC ILLUSTRATION AND
NOT TO BE SCALED



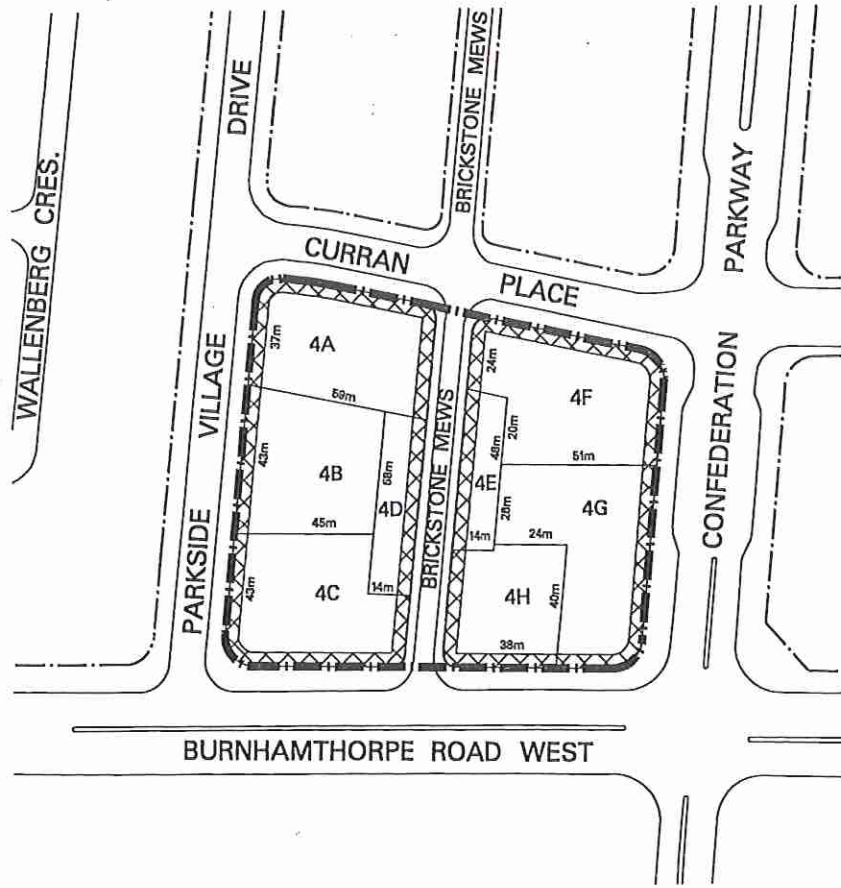
SCHEDULE CC4-3
MAP 29




THIS IS SCHEDULE " CC4-3 "

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



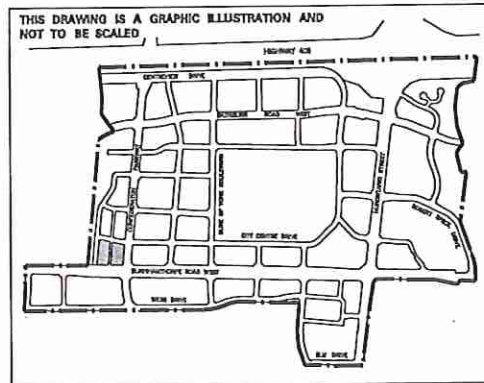
REQUIREMENTS:

 BUILD-TO AREA
[0 - 4.5 FROM STREETLINE]

DRAFT

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



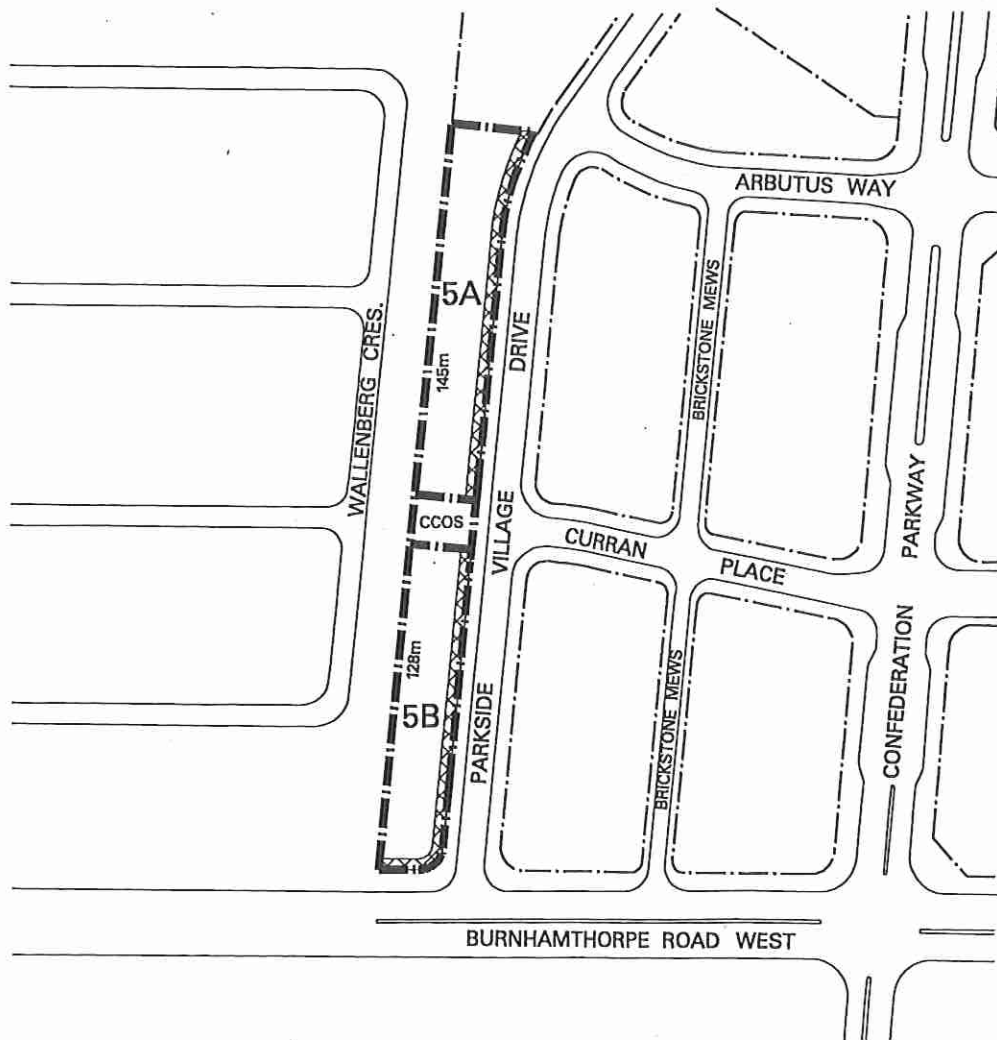
SCHEDULE CC4-4
MAP 29




THIS IS SCHEDULE " CC4-4 "

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



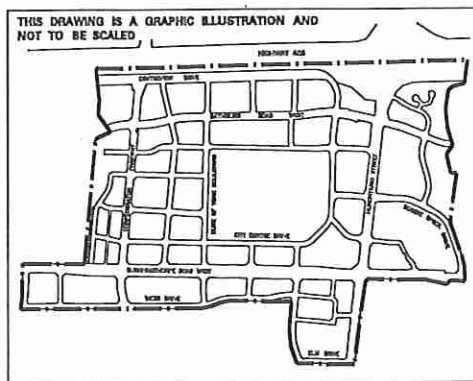
REQUIREMENTS:

 BUILD-TO AREA
[0 - 4.5 FROM STREETLINE]

DRAFT

This is not a Plan of Survey.

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



SCHEDULE CC4-5
MAP 29



THIS IS SCHEDULE " CC4-5 "

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning provisions of the "CC4-1", "CC4-2", "CC4-3", "CC4-4" and "CC4-5" zones to redistribute the density, tower heights and placement, resulting from the addition of a new road (Square One Drive) through the north part of the subdivision, and amends the limits of the "CCOS" zone.

"CC4-1", as amended, permits five towers ranging in height from 20 to 45 storeys, versus seven towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-2", as amended, permits three towers ranging in height from 12 to 55 storeys, versus three towers ranging in height from 12 to 45 storeys previously approved, and a mix of residential, office, and retail uses.

"CC4-3", as amended, permits five towers ranging in height from 22 to 45 storeys, versus four towers ranging in height from 13 to 40 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-4", as amended, permits four towers ranging in height from 40 to 49 storeys, versus three towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses with seasonal outdoor display.

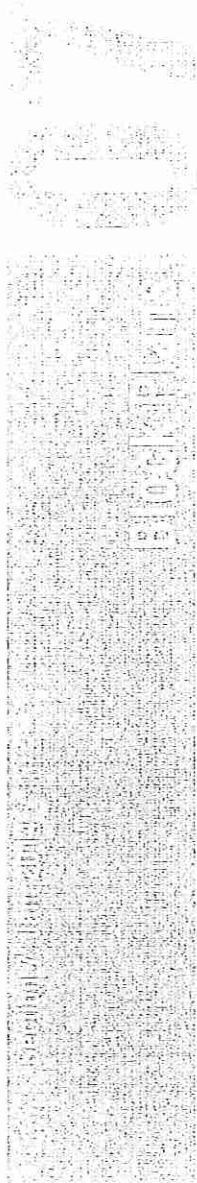
"CC4-5", as amended, permits apartment dwellings at a maximum height of 4 storeys, versus apartment dwellings at a maximum height of 5 storeys as previously approved, with minor expansion to the zone limits, revised setbacks and no loading space required.

"CCOS", as amended, provides an open space block 20 metres (65.6 feet) in frontage along Parkside Village Drive, versus 30 metres (98.4 feet) previously approved.

Location of Lands Affected

North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of Mississauga.

Further information regarding this By-law may be obtained from Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.



REVISED UDCC SECTION 7, January 2014.

The Revised UDCC Section 7, January 2014 supersedes UDCC Section 7 December 2005 UDD.

The UDCC should be read with this section 7 amendment.

This revised UDCC Section 7 also amends and supercedes the following sections of the December 2005 UDCC:

- 3.32 Detailed Concept Plan
- 6.2 Building Height and Massing
- 6.3.3 Maximum Height up to Podium Level
- 6.4.3 Floorplates / Tower Heights

This section complements the general open space and built form guidelines. Its purpose is to identify and target more detailed guidelines particular to each parcel and suggest approaches for achieving the Parkside Village urban design vision. Each block plan identifies general block statistics, detailed building envelopes, possible massing, building locations and heights. Frontages at prominent locations, where opportunities exist for architectural focal points and details, are identified, as are primary building frontages that relate to the street. For each block, block-specific conditions to be addressed in development proposals are also identified. Pedestrian level wind analysis and sun/shadow studies will be required at the time of site plan applications for each block, to assess and mitigate potential impacts on parks and public spaces.

The intent of the block plans is to suggest one potential massing approach, based on Zoning By-law controls for setbacks, setbacks, height, floorplate sizes, land use, building spacing and landscaping provision. Many other design approaches are possible. Plans provided in this section illustrate how massing and design details might be implemented on each block to respond to the urban design guidelines provided in this document, as well as block-specific conditions, adjacencies, daylighting and view corridors, park spaces and environmental character. Final massing and detailing of the blocks can differ from the plans illustrated in this section, but should, as much as possible, maintain the overall urban design vision for Parkside Village and be consistent with the intent of the urban design guidelines.

7.1 Block 1

Block 1 is the largest of the development blocks. It is divided into Block 1 West and Block 1 East by a municipal road with underground garage route or driveway. The form and details of the future physical or visual access towards Zonta Meadows is to be determined through site plan application process.

7.1.1 Block 1 West

Uses: Predominantly residential, with a mix of point towers, podium levels and low-rise apartments.

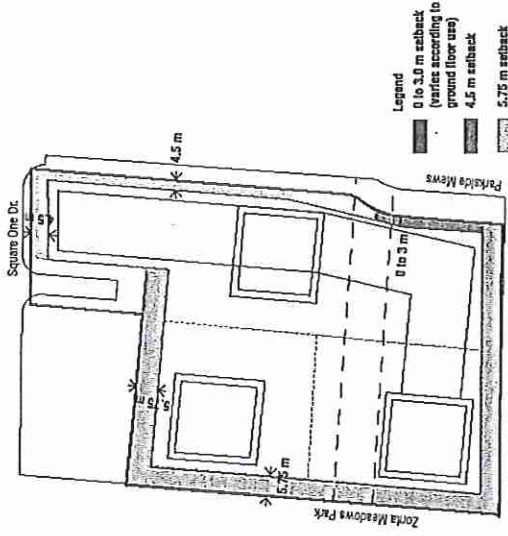
Edge Conditions: Provides key frontages to Park Block 2 and Zonta Meadows Park, with parkland setbacks. At the north-west corner, the block abuts a hydro-transmission sub-station. The northern edge of the block abuts the 23.5m ROW extension of Square One Drive and the existing high density residential.

Height and Massing:

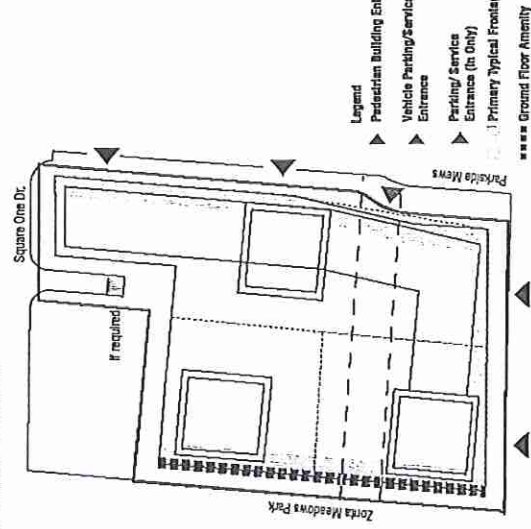
- Low-rise to mid-rise buildings and podiums: 3 to 5 storeys
- High-rise towers: 3 small floorplate towers with a maximum floorplate of 740 m².

Special Considerations:

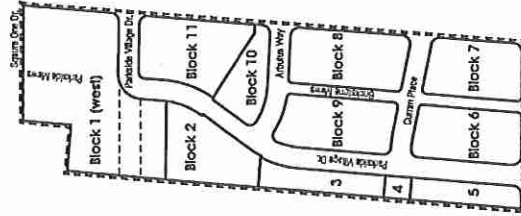
- Buildings in this block should have strong orientation toward Zonta Meadows Park and the Park Block 2 with ground floor amenities
- No vehicular access will be provided on park frontages.
- Units and common areas will have windows facing the park.
- Landscaping adjacent to park areas will provide a transition between the private and public realms.
- Utilities, parking and building service areas will not be exposed to parkland and public streets.
- Access to building entrances, including walkways, canopies, retaining walls and stairs will be accommodated on private property and will not encroach on the park.
- Opportunity to continue Parkside Village Dr. as a visual and service access to be studied.
- Any transformers should be located within private lands, rather than on park lands.



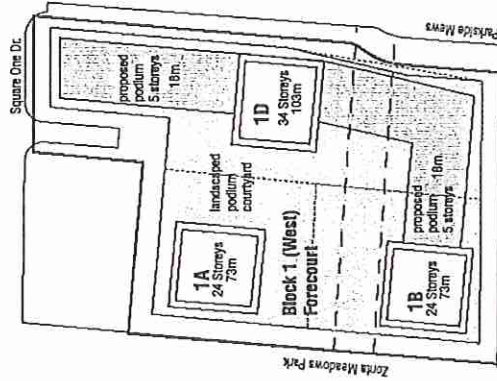
Block 1 West - SETBACKS



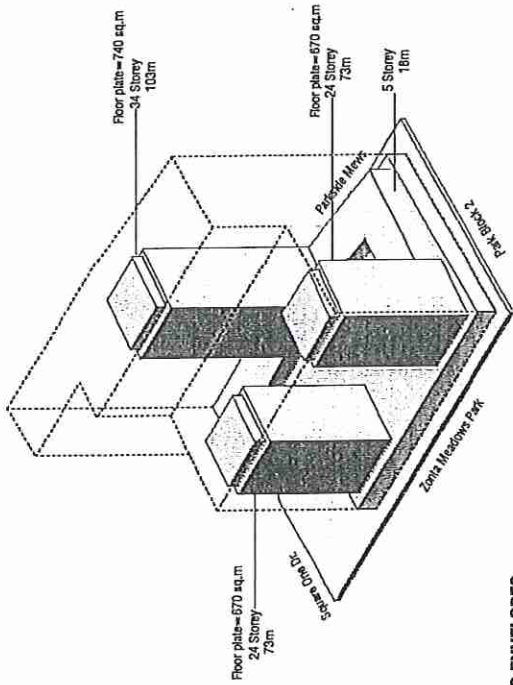
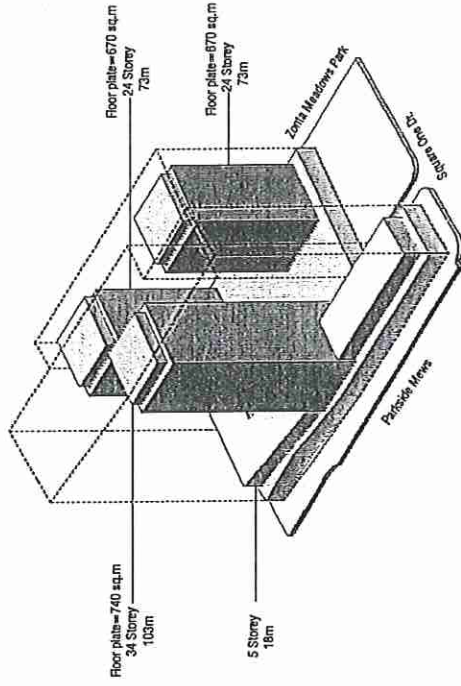
Block 1 West - FRONTAGES AND ENTRY POINTS



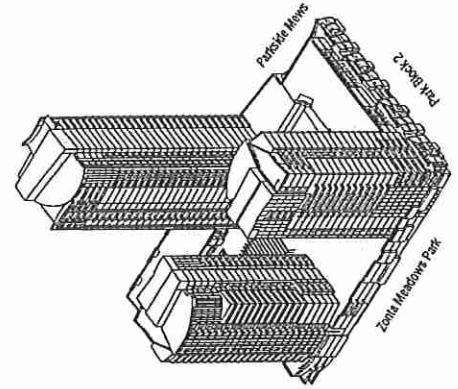
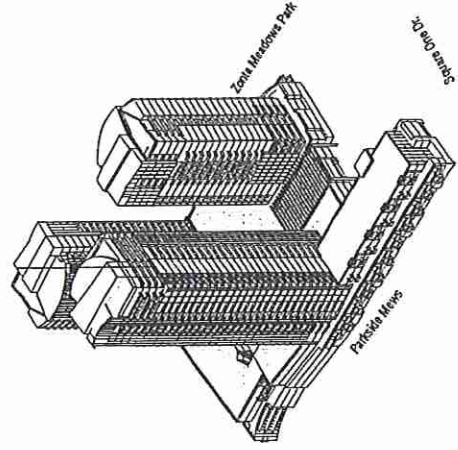
Key Plan



Block 1 West - BUILDING TYPES AND HEIGHTS



Block 1 West - BUILDING ENVELOPES



Block 1 West - POSSIBLE MASSING

7.1.1.2 Block 1 East

Block 1 East, consisting of two point towers and low-rise apartments oriented around a central courtyard, provides key frontages along Confederation Parkway and Parkside Village Dr.

Edge Conditions: The primary frontage of this block is on the upper extent of Confederation Parkway adjacent to future high-density residential uses. Primary vehicular access to this block is provided via the extension of Parkside Village Drive (Parkside Mews), located at the centre of Block 1. Two existing high-density residential buildings are located at the north-west and south-east edges of the block.

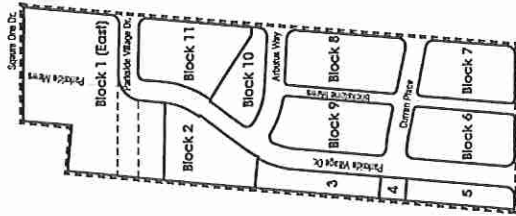
Uses: Predominantly residential with the potential for commercial/retail uses along Confederation Parkway.

Height and Massing:

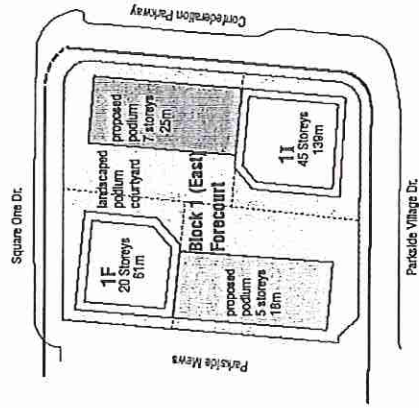
- Mid-rise buildings and podiums: 5-Storey podiums along the extension Parkside Village Dr. and Parkside Mews and 7-storey podium along Confederation Parkway.
- High-rise towers: 1 small floorplate point tower (1F) with a maximum floorplate of 740m² and 1 larger floorplate tower s(11) (max. 790m²).

Special Conditions:

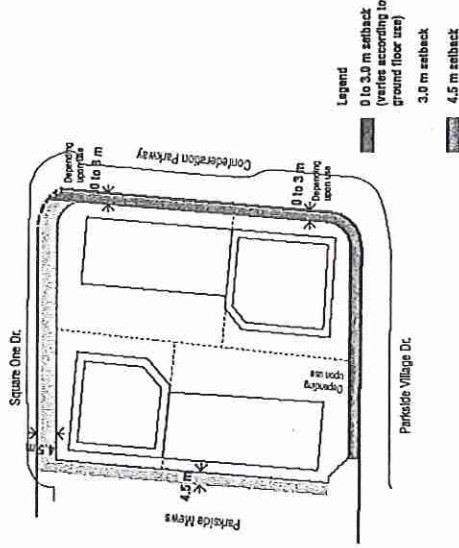
- The access road layout for this block may change and may affect block layout.
- Utilities, parking and building service areas will not be exposed to public streets.
- Any transformers should be located within private lands.



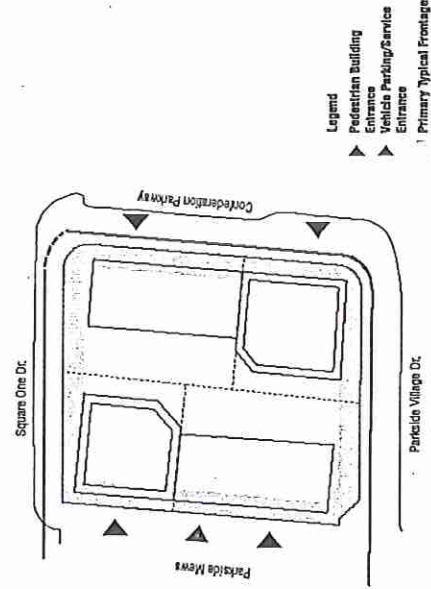
Key Plan



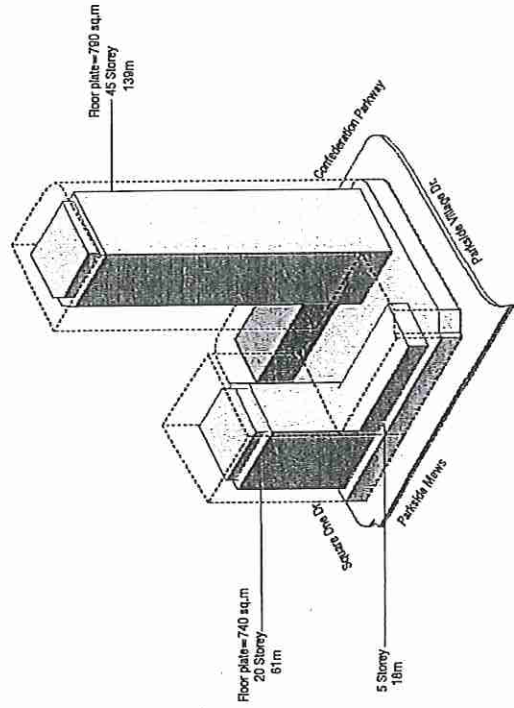
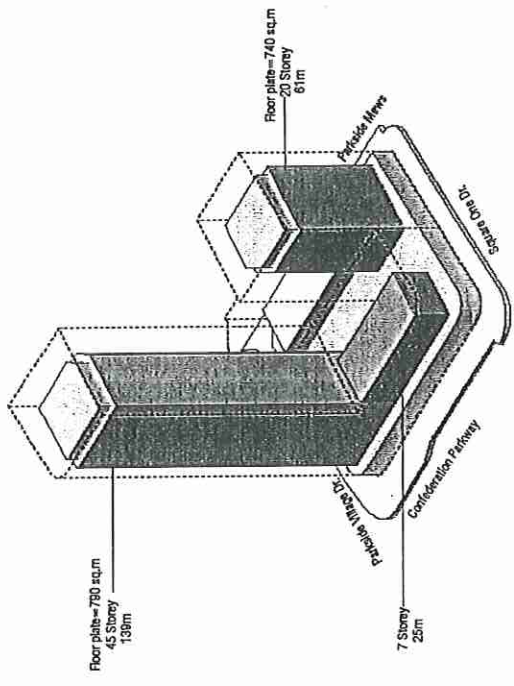
Block 1 East - BUILDING TYPES AND HEIGHTS



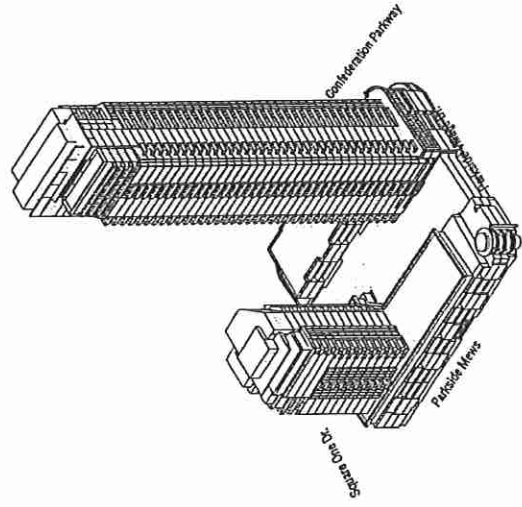
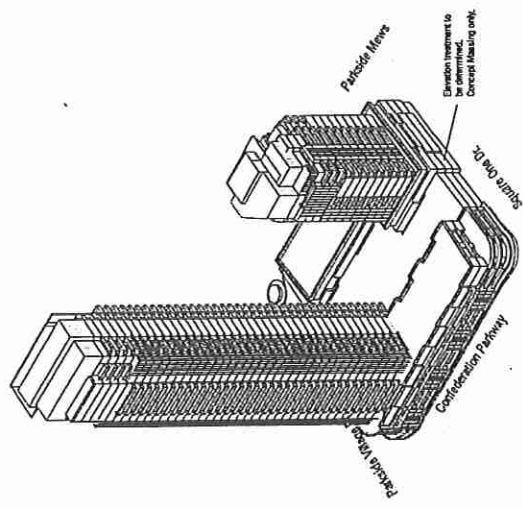
Block 1 East- SETBACKS



Block 1 East - FRONTAGES AND ENTRY POINTS



Block 1 East - BUILDING ENVELOPES



Block 1 East - POSSIBLE MASSING

7.2 Blocks 3 and 5

Blocks 3 and 5 are located along the western edge of existing Parkside Village Drive. These narrow development blocks play a transitional role from existing low-rise residential areas to the much more intensive City Centre. Each block is divided with three distinct buildings allowing for visual permeability.

Edge Conditions: Many of the edges in these two blocks consist of public open spaces and will require consideration for the landscape treatment to ensure pedestrian comfort and safety and enhance the sense of public space. Along the Burnhamthorpe Street frontage, the City has plans for a public multi-purpose trail.

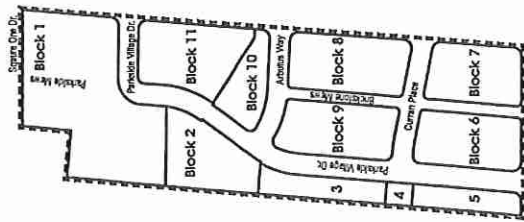
Uses: Residential; no commercial uses are permitted.

Height and Massing:

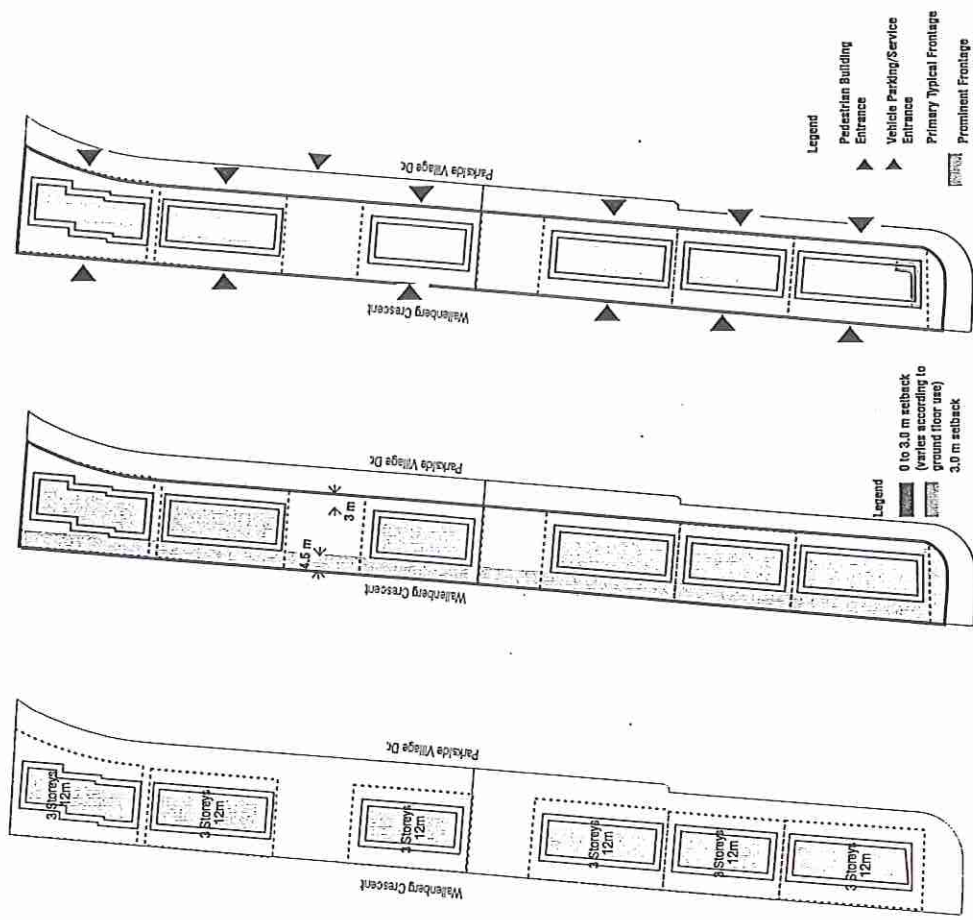
- Low-rise buildings and podiums: 3-storey heights are allowed for both block 3 and block 5.
- Mid-rise buildings and podiums: n/a
- High-rise towers: n/a

Special Conditions:

- Buildings along Burnhamthorpe Road West will wrap the corner.
- Special consideration must be given to building facades flanking public parks to allow for front door suite access.
- All buildings must front Parkside Village Drive and have frontage elements onto the linear green space.
- Residences will front onto parks wherever possible and avoid blank facades.
- The frontage of Blocks 3 and 5 requires attention to underground access and service locations. Where loading bays and refuse collection areas are at grade they must be integrated with the building or screened by landscaping or other treatment.
- Building articulation and landscaping should respond to existing and future pedestrian and cyclist uses along the Burnhamthorpe Road West frontage.
- Utilities, parking and building service areas will not be exposed to parkland and public streets.
- Access to building entrances, including walkways, canopies, retaining walls and stairs will be accommodated on private property and will not encroach on the park.
- Any transformers should be located within private lands, rather than on park lands.



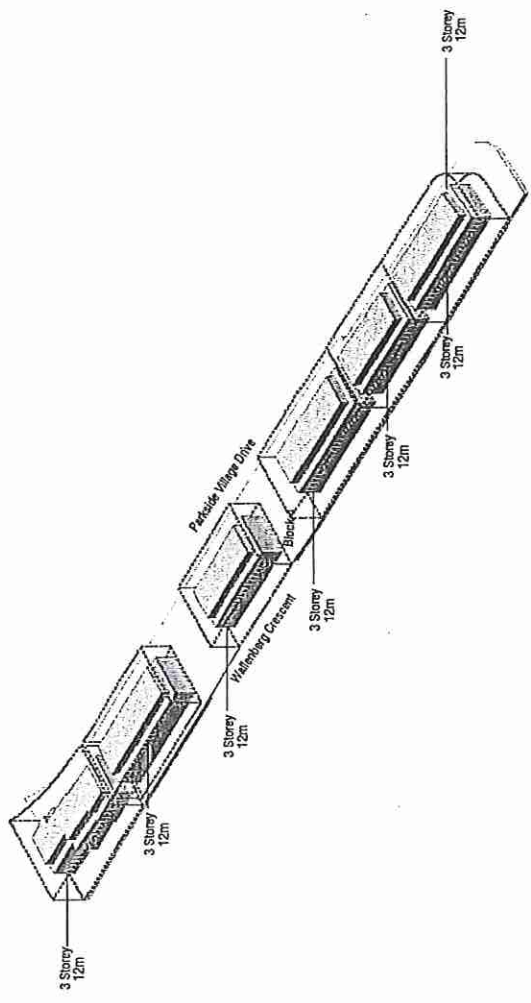
Key Plan



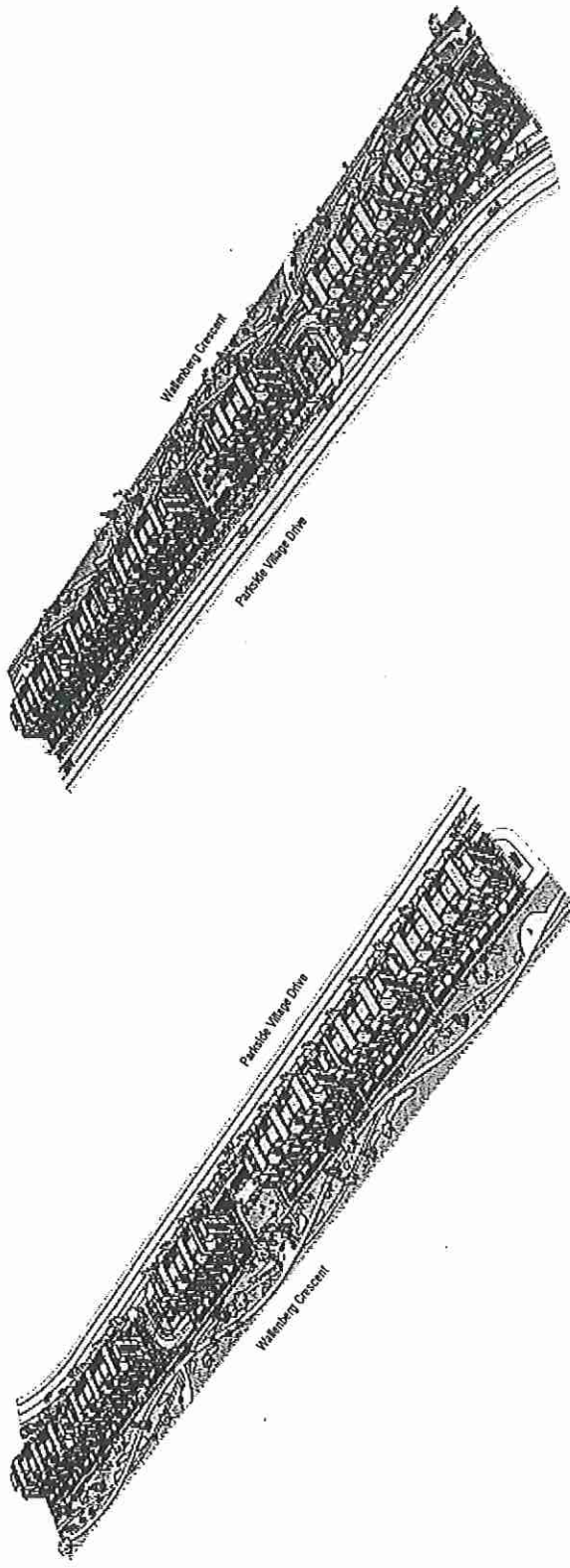
Blocks 3 and 5 - FRONTAGES AND ENTRY POINTS

Blocks 3 and 5 - SETBACKS

Blocks 3 and 5 - BUILDING TYPES AND HEIGHTS



Block 3 - BUILDING ENVELOPES



Block 3 - POSSIBLE MASSING

7.3 Block 6

Block 6 begins to introduce more significant increases in height toward the taller uses to the east. Building 4C provides a key role as one of the primary façades of Burnhamthorpe Road.

Edge Conditions: It is a perimeter block with varied public edges on all 4 sides. The Burnhamthorpe Road West edge consists of more intensive built form, while Brickstone Mews edge, elucidates a more intimate urban residential character.

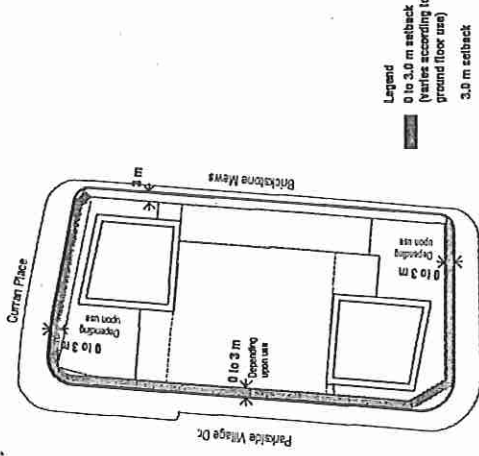
Uses: Predominantly residential with potential for ground-related commercial uses fronting on Curran Place and Burnhamthorpe Road.

Height and Massing:

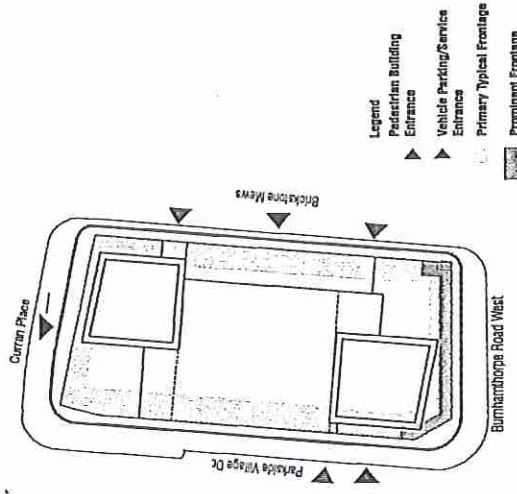
- Low-rise buildings and podiums: 3-storey units along Brickstone Mews and 5 storey podiums along Curran Place and Burnhamthorpe Road.
- Mid-rise buildings and podiums: n/a
- High-rise towers: Maximum floorplates (740 m² at Brickstone Mews and 838 m² at Parkside Village Dr.)

Special Conditions:

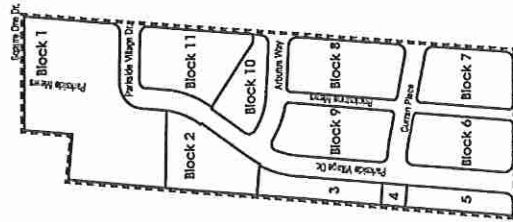
- Buildings along Burnhamthorpe Road West will wrap the corner and incorporate specialized corner features articulated by the massing, signage or canopies. Where practical, the corner tower (4C) will step back away from Parkside Village Dr.
- Commercial frontages along Burnhamthorpe Road West are permitted and encouraged.
- Utilities, parking and building service areas will not be exposed to public streets.
- Service/parking access from Brickstone Mews will be limited.
- Any transformers should be located within private lands.



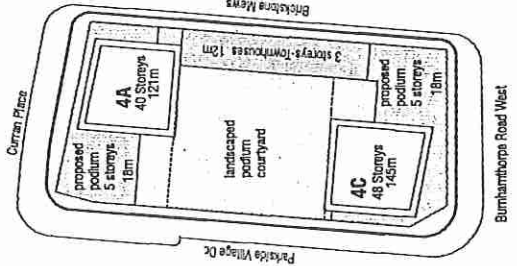
Block 6 - SETBACKS



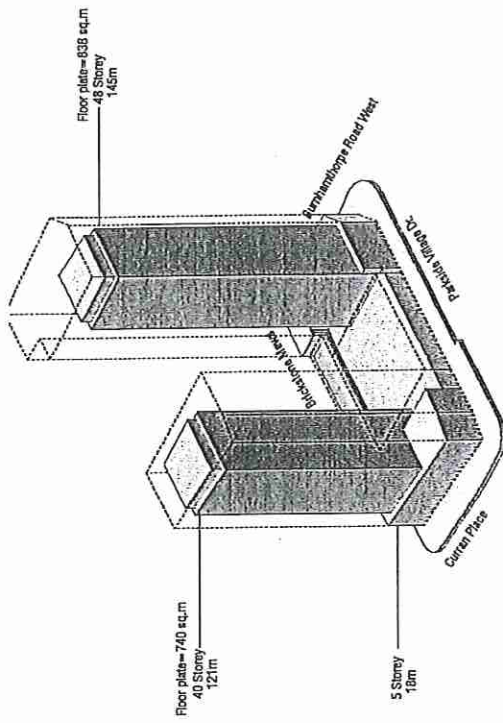
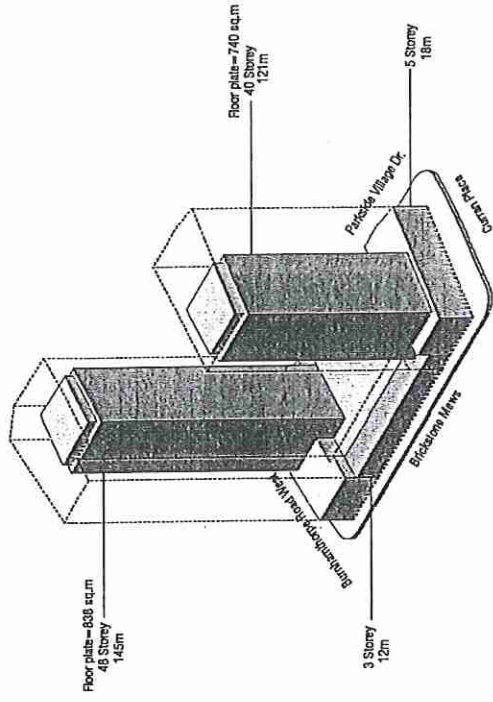
Block 6 - FRONTAGES AND ENTRY POINTS



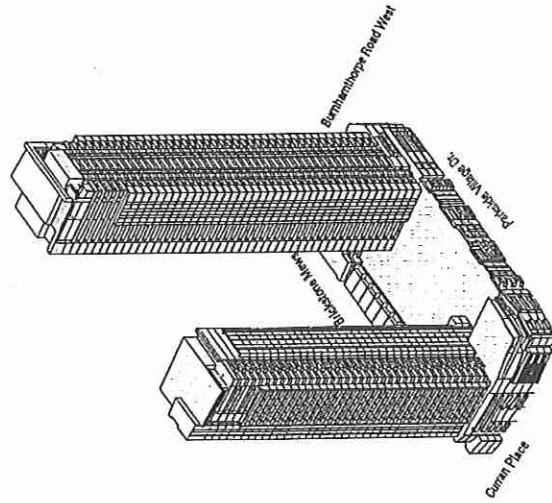
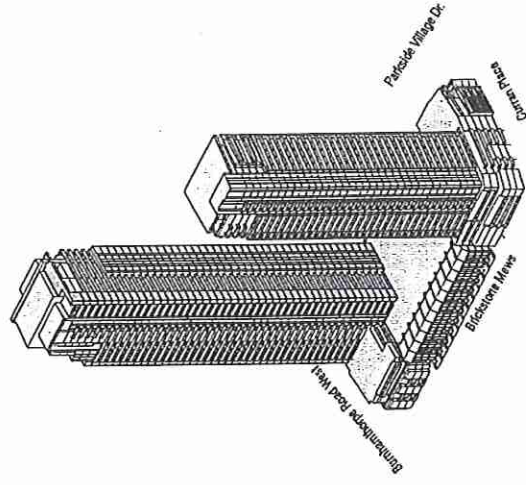
Key Plan



Block 6 - BUILDING TYPES AND HEIGHTS



Block 6 - BUILDING ENVELOPES



Block 6 - POSSIBLE MASSING

7.4 Block 7

Block 7 is located at the key intersection of Burnhamthorpe Road West and Confederation Parkway. This forms a primary entry block and gateway to Parkside Village.

Edge Conditions: A variety of public edges on all 4 sides from high intensity urban edges along Confederation Parkway and Burnhamthorpe Road West to the low-scaled internal Brickstone Mews on the west side.

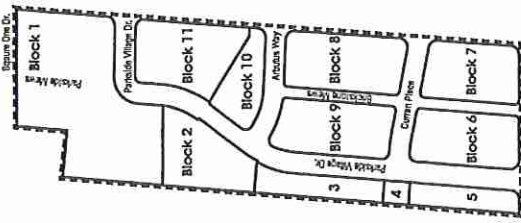
Uses: A mix of residential building types and ground-floor commercial uses. Commercial buildings may also be considered along Confederation Parkway.

Height and Massing:

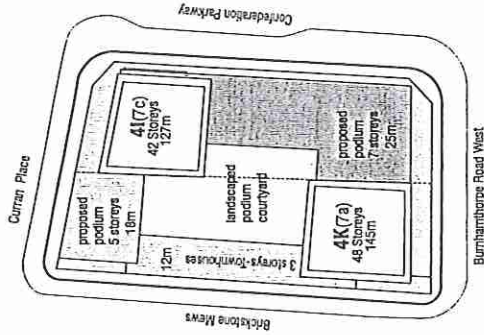
- Low-rise buildings and podiums: 3-storey units along Brickstone Mews and 5-storey podiums along Curran Place and Burnhamthorpe Road.
- Mid-rise buildings and podiums: 7-storey podium along Burnhamthorpe Road West and Confederation Parkway
- High-rise towers: 2 medium floorplate towers (810m² at Confederation Parkway and City Centre Dr. and an 838m² floorplate along Burnhamthorpe Rd. West.)

Special Conditions:

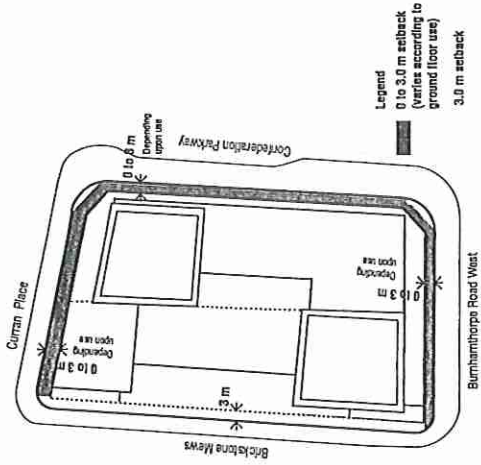
- Buildings at the corner of Confederation Parkway and Burnhamthorpe Road West will wrap the corner and should incorporate specialized corner features articulated by the massing, signage or canopies.
- Vehicular access into the Block from Confederation Parkway is not permitted.
- Utilities, parking and building service areas will not be exposed to public streets.
- Any service/parking access from Brickstone Mews will be as small as possible.
- Any transformers should be located within private lands, rather than on park lands.



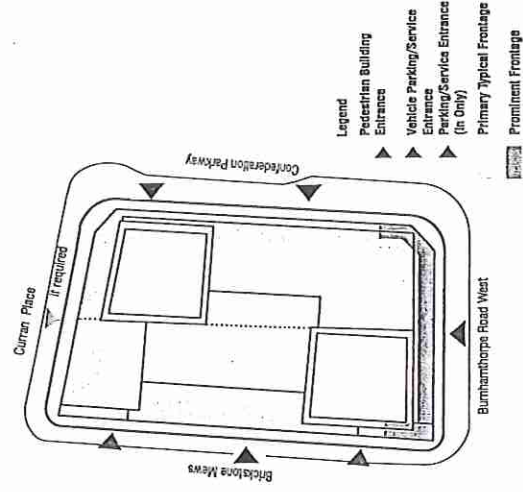
Key Plan



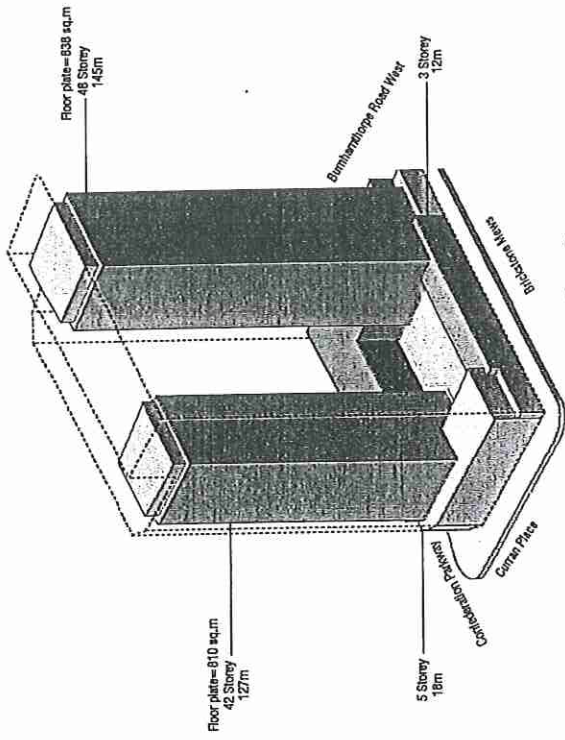
Block 7 - BUILDING TYPES AND HEIGHTS



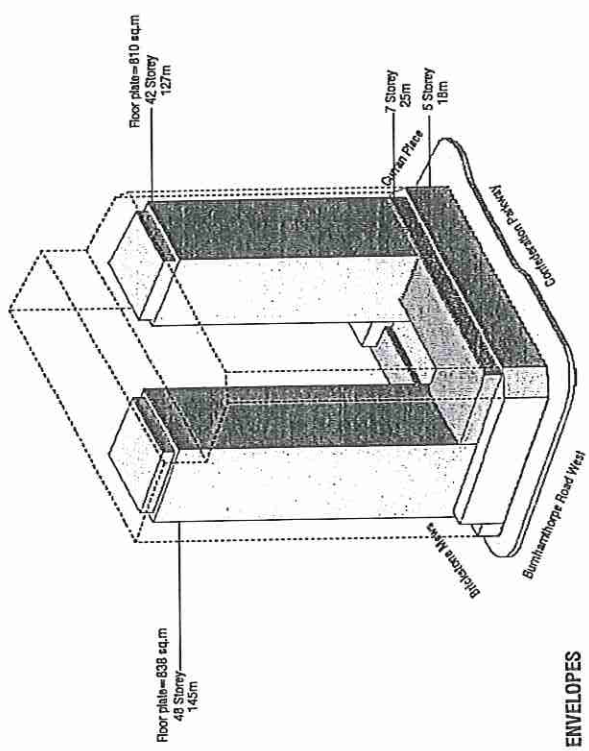
Block 7 - SETBACKS



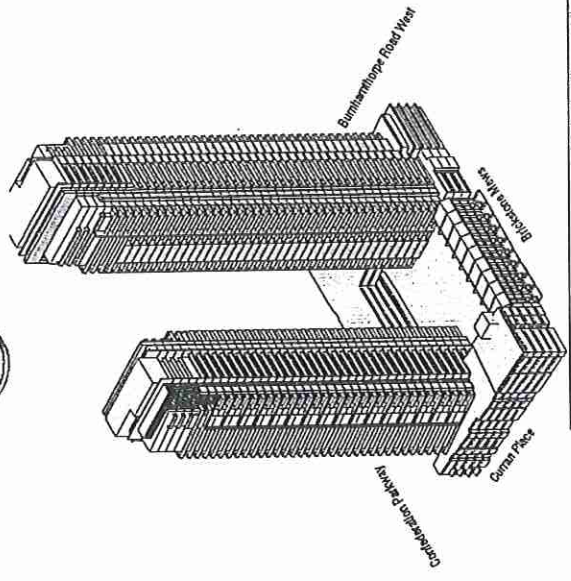
Block 7 - FRONTAGES AND ENTRY POINTS



Block 7 - BUILDING ENVELOPES



Block 7 - POSSIBLE MASSING



7.5 Block 8

Block 8 is located north of the Curran Place and Confederation Parkway intersection and is on the eastern edge of Parkside Village. This block forms primary frontages along Confederation Parkway and Abutus Way, where ground floor commercial uses are required.

Edge Conditions: Block 8 is a perimeter block fronting on public streets ranging from the narrow 12.5m Brickstone Mews to the 40m wide Confederation Parkway. The northern edge of the block also fronts onto Park Block 10, the primary open space feature of the site.

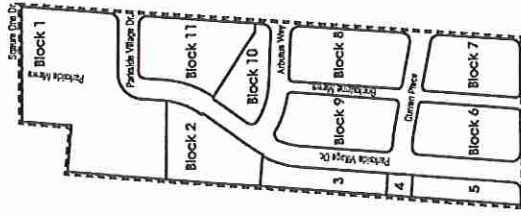
Uses: A mix of residential types, ground-level commercial services and office uses.

Height and Massing:

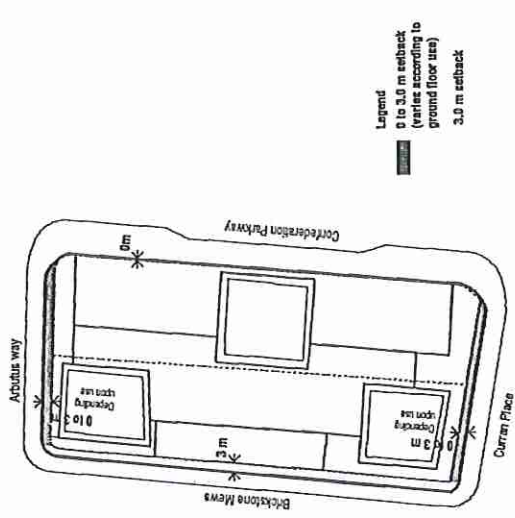
- Low-rise buildings and podiums: 3-storey units along Brickstone Mews and 5 storey podium along internal 23.5m streets.
- Mid-rise buildings and podiums: 7-storey podium along the Confederation Parkway frontage.
- High-rise towers: Three point towers, each with a maximum floorplate of 790 m².

46 Special Conditions:

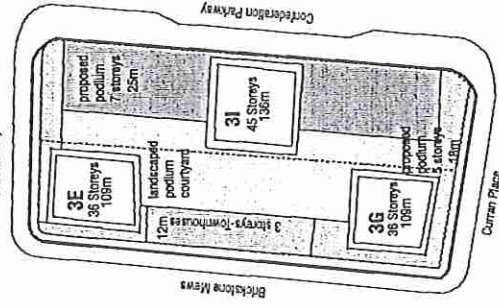
- 60% of the Confederation Parkway frontage must contain commercial or retail services at grade.
- 70% of the Abutus Way frontage must contain commercial or retail services at grade.
- Building 8c will be oriented toward the corner and complement Building 11a to create a gateway into the site.
- Service/parking access will be from Brickstone Mews.
- Utilities, parking and building service areas will not be exposed to public streets.
- Any transformers should be located within private lands.



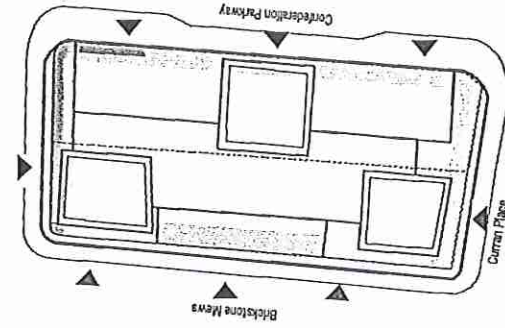
Key Plan



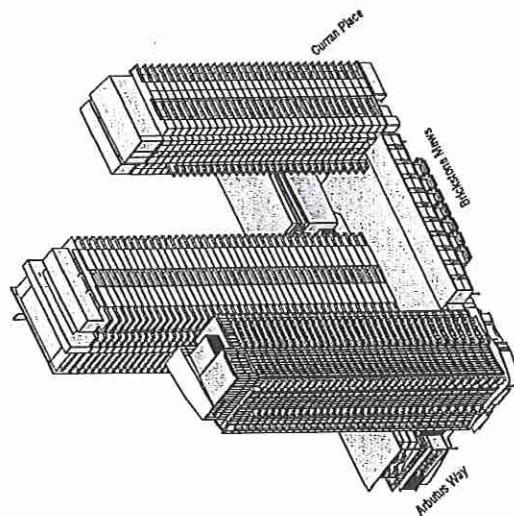
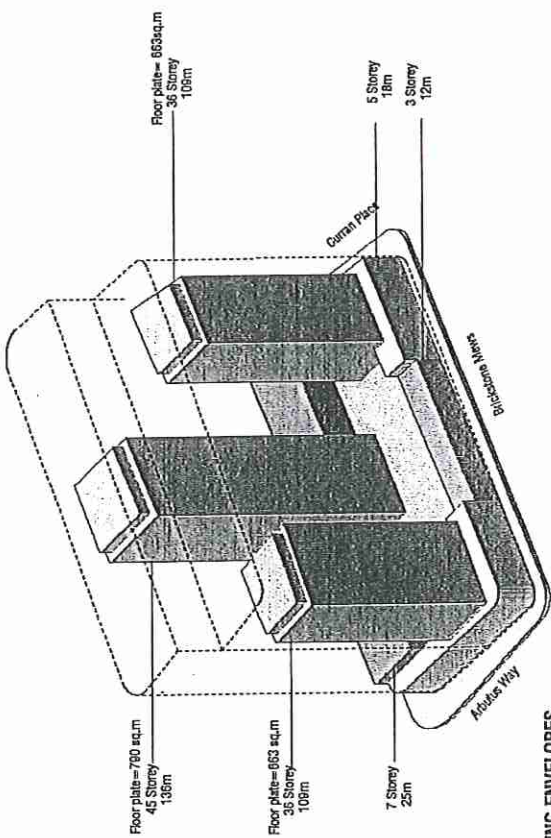
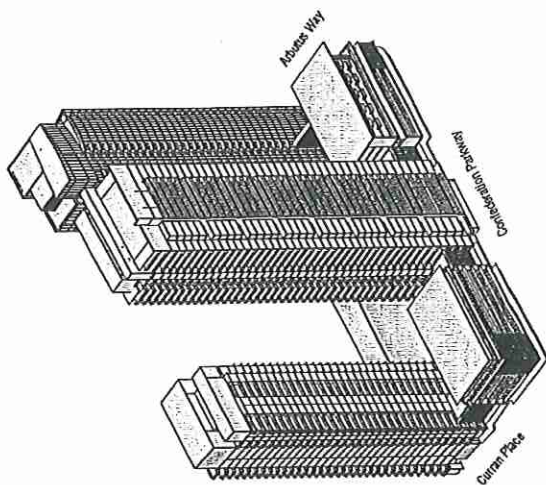
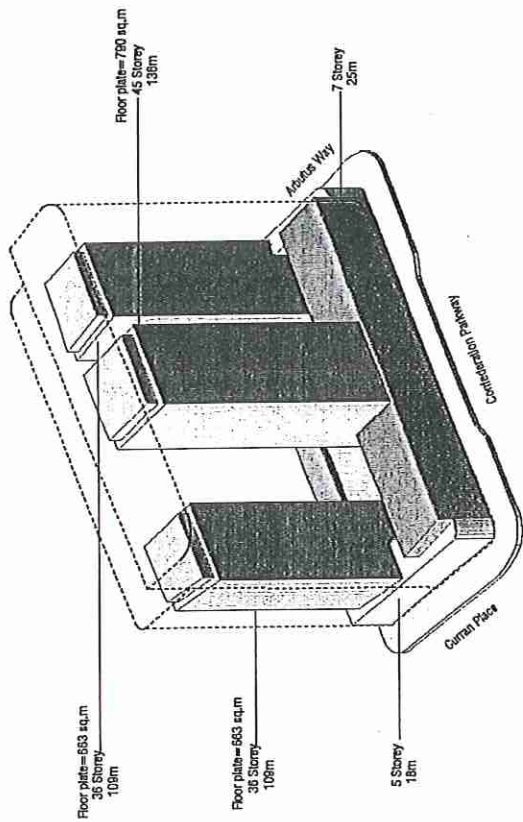
Block 8 - SETBACKS



Block 8 - BUILDING TYPES AND HEIGHTS



Block 8 - FRONTAGES AND ENTRY POINTS



Block 8 - BUILDING ENVELOPES

Block 8 - POSSIBLE MASSING

7.6 Block 9

Block 9 is a medium density block continuing the transition between the community to the west and the City Centre to the east.

Edge Conditions: It is an internal block with no frontages onto major arterial roads, 3 frontages onto 23.5m internal roads and frontage onto the 12.5m Brickstone Mews. The northern edge of the block fronts onto Park Block 10, the primary open space feature of the site.

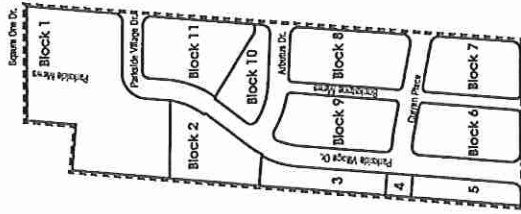
Uses: A mix of residential, podium level commercial and retail uses along the Arbutus Way frontage as a complement to commercial and public open space uses around Park Block 10.

Height and Massing:

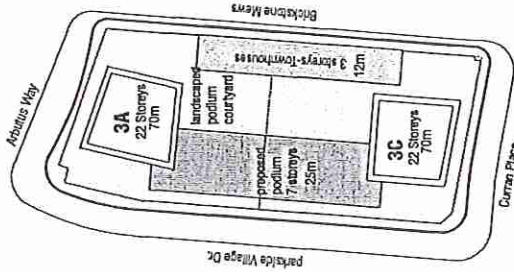
- Low-rise buildings and podiums: 3-storey units along Brickstone Mews and 5 storey podium along Parkside Village Dr.
- Mid-rise buildings: n/a
- High-rise towers: Two 22 storey towers with footprint of 730 m².

Special Conditions:

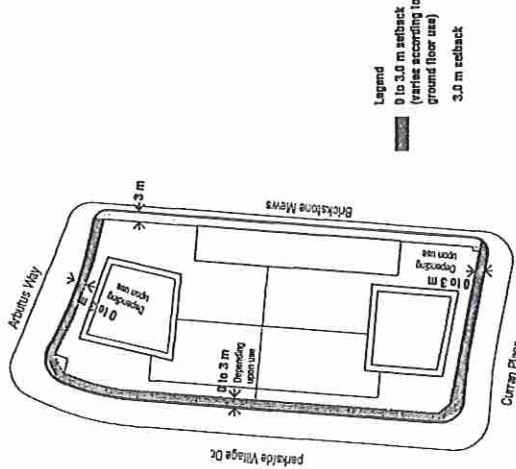
- Building 3A will wrap the corner with strong orientation toward both the Park Block 2 and Park Block 10.
- Utilities, parking and building service areas will not be exposed to public streets.
- Any transformers should be located within private lands.



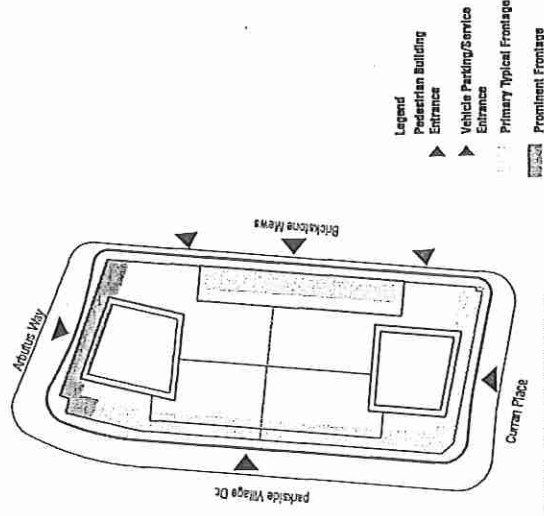
Key Plan



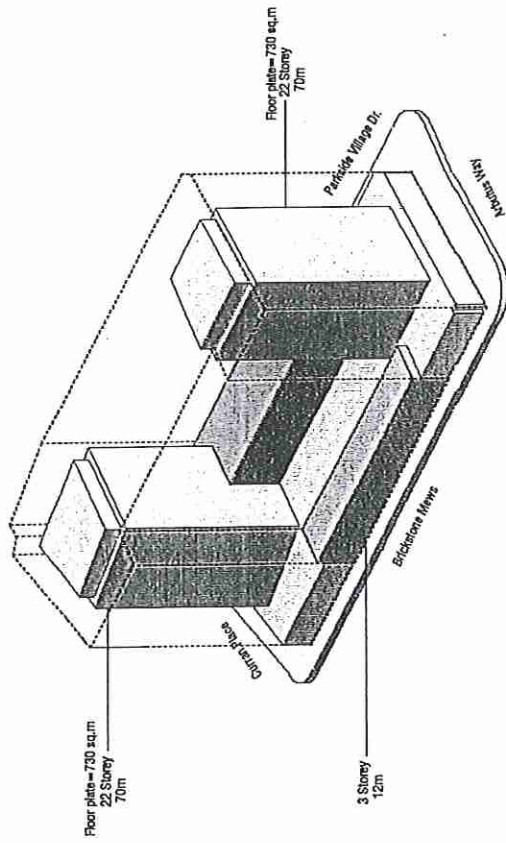
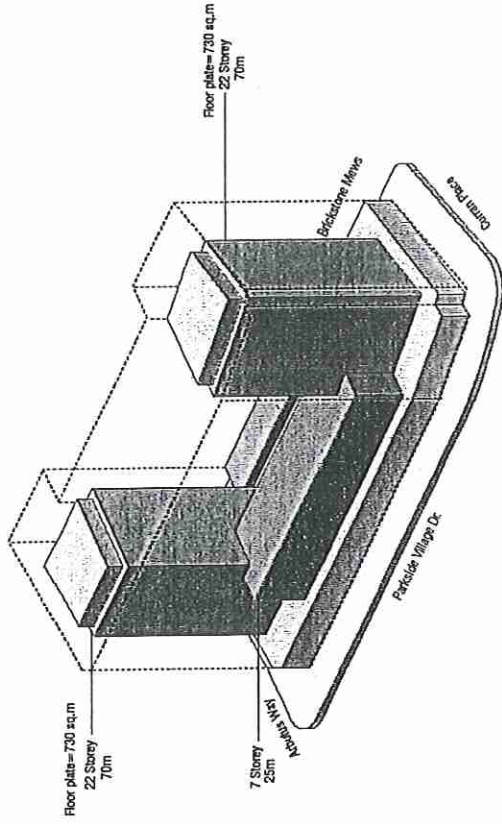
Block 9 - BUILDING TYPES AND HEIGHTS



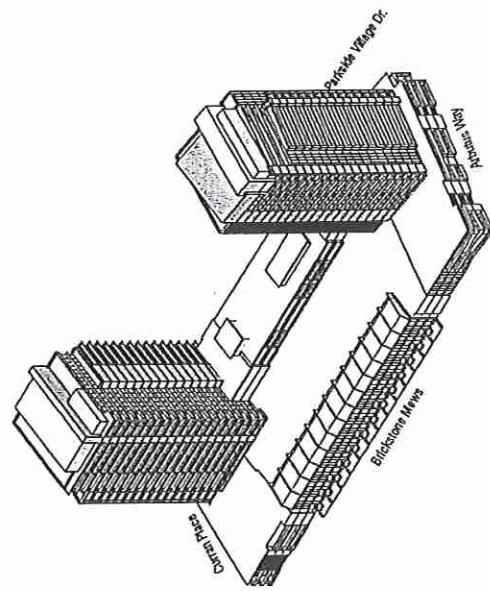
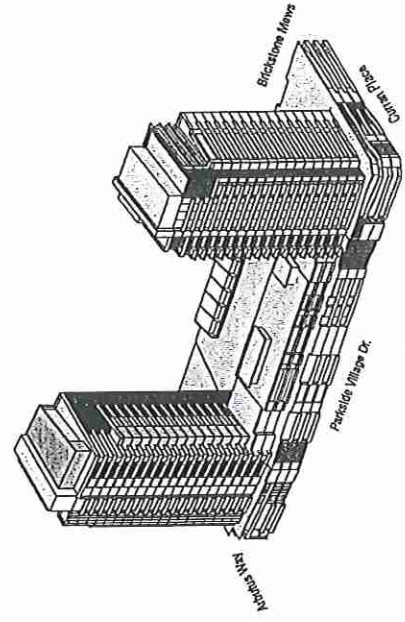
Block 9 - SETBACKS



Block 9 - FRONTAGES AND ENTRY POINTS



Block 9 - BUILDING ENVELOPES



Block 9 - POSSIBLE MASSING

7.7 Block 11

Block 11 forms the centre of activity of Parkside Village. It encompasses the primary architectural focal point and most important corner on the site, the Confederation Parkway and Arbutus Way intersection. It is the primary frontage onto the park at the heart of Parkside Village, and plays a vital landmark role in animating the area.

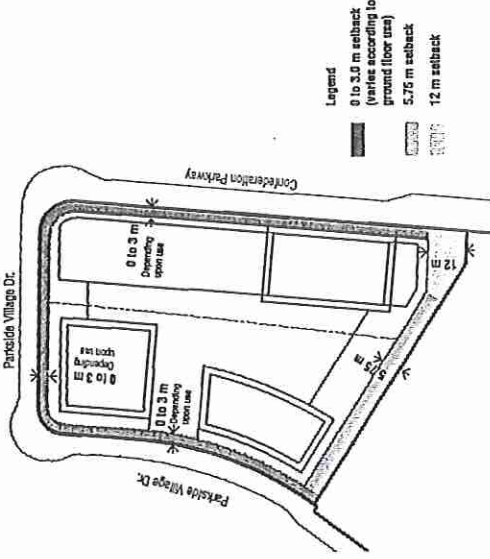
Edge Conditions: This block contains some of the most significant public open space and primary street frontages in Parkside Village. It contains the primary Confederation Parkway Frontage and also fronts future high density development and a public park that links farther east to the public green space surrounding the Living Arts Centre. The western edge of the site fronts onto Parkside Village Dr and Park Block 2. At the south end, the block contains the primary commercial area and setback area, which is part of the Gateway area and fronts onto Park Block 10.

Uses: This block can accommodate a broad mix of uses including podium, mid-rise and point tower residential structures and podium-level commercial, retail and entertainment uses. The Landmark Tower (2D) is well suited to hotel, conference centre and spa/fitness facilities that serve the residents of Parkside Village, as well as supporting City Centre and regional functions. Building 2D could also be developed as a commercial tower, if appropriate market conditions exist. Restaurant and associated active uses will be located at the southeast corner of Block 11, fronting the park on Block 10.

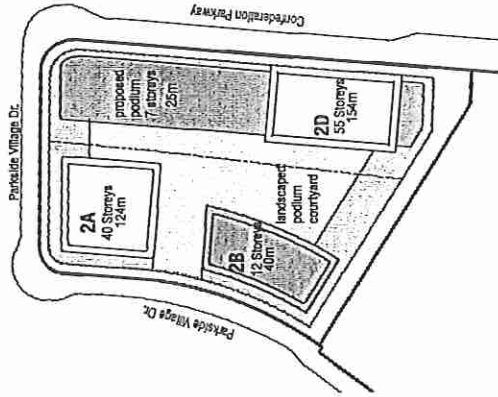
Key Plan



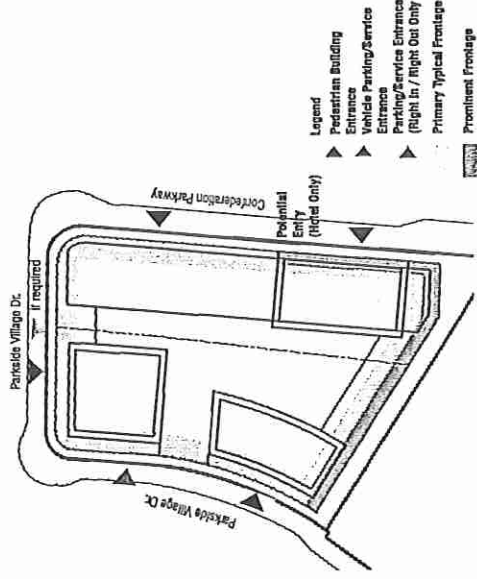
Block 11 - SETBACKS



Block 11 - BUILDING TYPES AND HEIGHTS



Block 11 - FRONTAGES AND ENTRY POINTS

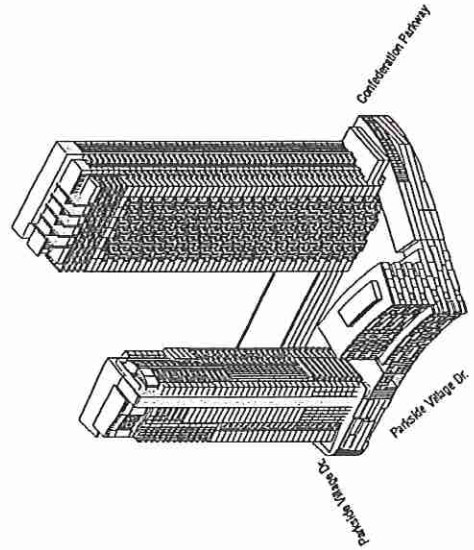
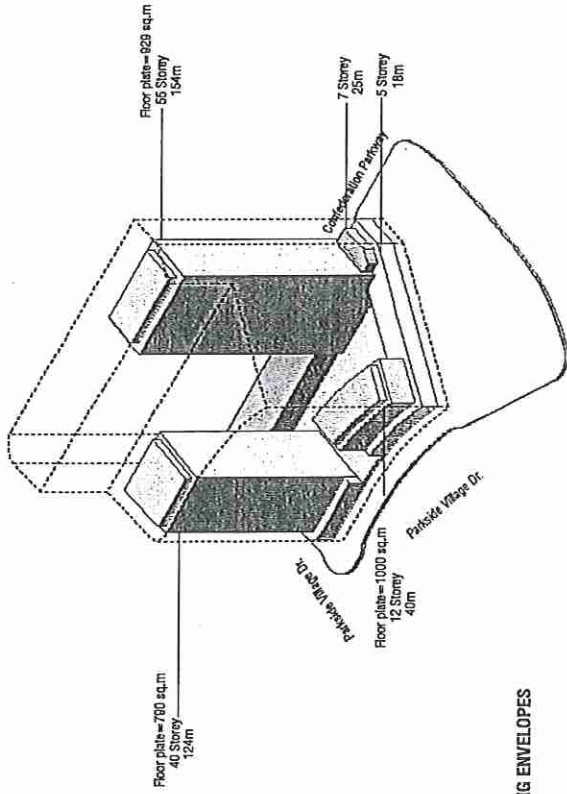
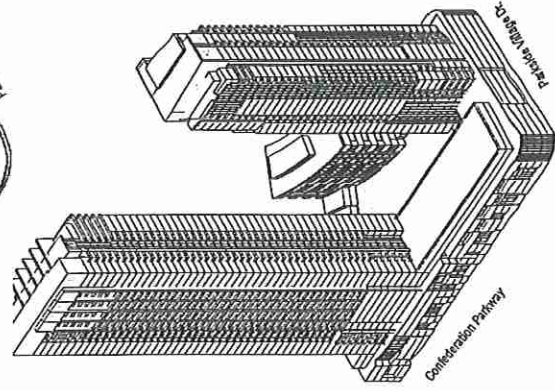
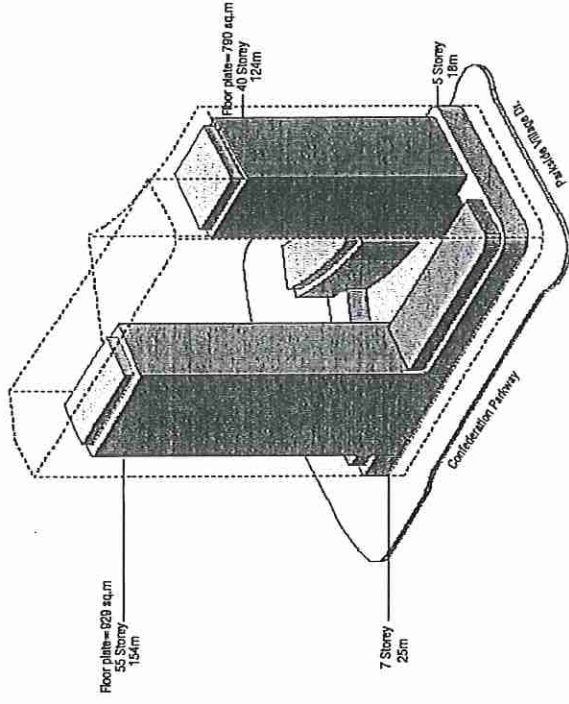


Height and Massing:

- Low-rise buildings and podiums: 5-storey podiums internal to the site.
- Mid-rise buildings and podiums: 7-storey podiums defining the Confederation Parkway frontage and 12-storey building fronting Park Block 10.
- High-rise towers: 1 medium floorplate point tower (max. 790 m²) and the "Landmark Tower" (2D) with maximum floorplate of 929 m² and a maximum height of 55 storeys.

Special Conditions:

- Building 2D will be designed as Parkside Village's "Landmark Tower".
- Building 2D must address Confederation Parkway and Arbutus Way.
- The primary pedestrian entrance to Building 2D will be on Confederation Parkway if a hotel is developed as part of that site.
- The commercial setback area shall be designed so as to encourage use of outdoor spaces and reinforce the role of Block 10 Park (see Master Plan Concept and Land Use, Built Form and Architectural Detailing Guidelines (Sections 3.3.2, 4.2.1, 5.2, 7.0, 9.0).
- Building 2B will address both Park Block 10 and Park Block 2 frontages and consider views into the public open space system.
- Utilities, parking and building service areas will not be exposed to parkland and public streets.
- An additional vehicular access point from Confederation Parkway may be provided for access to the Landmark Tower. Where the tower is developed as a hotel, this entrance will be designed to reinforce the high quality character and prominence of this location.
- Any transformers should be located within private lands, rather than on park lands.



Block 11 - BUILDING ENVELOPES

Block 11 - POSSIBLE MASSING